

Key: 3354

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.397

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOLTON DWIGHT A & MARIE R HOLTON 23 LEWIS POINT RD BUZZARDS BAY, MA 02532-5611				19.2-45-0				23 LEWIS POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLTON DWIGHT A &				12/15/1988	QS	305,000	(116287)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
980105	03/09/1998	4	DETACH.STRUC		04/05/2018	DB	100	100
		2	ADDITIONS	15,800	01/20/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,000 4	1.00	DCK	1.00	100	1.00	388,905	1.43	A	1.00	BEX 1.65	318,220

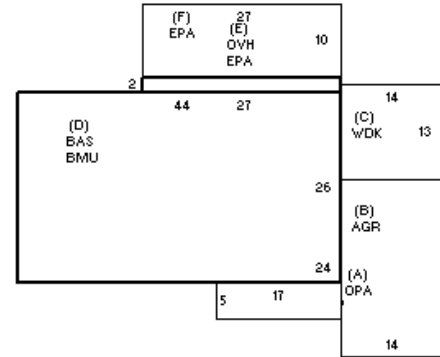
TOTAL	25,003 SF	ZONING	1	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Chapter 91 License #99-1 Expires 2029	LAND	318,200	281,600			
Infl1	DOCK		BUILDING	272,900	241,500			
N_Index	AVG		DETACHED	61,000	58,200			
			OTHER	0	0			
			TOTAL	652,100	581,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 A	0.75		120	14.78	1,300
PPD	V	1.30 10	0.90	5X30X3X15	195	235.56	41,300
FLD	V	1.30 10	0.90	4X65	260	78.52	18,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2017	TL
MODEL	1		RESIDENTIAL	LIST	5/16/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,198	DETAIL ADJ	1.000
\$NLA(RCN)	\$312	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	70	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	85		70.76	6,015
B	AGR	N	ATT GARAGE	336		68.72	23,090
C	WDK	N	WOOD DECK	182		34.44	6,268
D	BMU	N	BSMT UNFINISHED	1,144		35.90	41,072
D	BAS	L	BASE AREA	1,144	1973	189.00	216,216
+	EPA	N	ENCLOSED PORCH	324		64.23	20,809
E	OVH	L	OVERHANG	54	1973	178.29	9,628
	BMF	N	BSMT FINISH	800		43.14	34,510
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	4		2,096.60	8,386

TOTAL RCN	373,888
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1992 / 30
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$272,900