

Key: 3355

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3398

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FAIRBANKS H DEAN & MARGARET A FAIRBANKS TRS 21 LEWIS POINT 21 LEWIS POINT RD BUZZARDS BAY, MA 02532				19.2-46-0				21 LEWIS POINT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FAIRBANKS H DEAN & MARGAR				12/07/2004	F	1 (175272)						
FAIRBANKS H DEAN ETUX				11/20/2003	QS	960,000 (171313)						
LADD SUSAN D B TR				05/21/1999	P	140,000 (153211)						
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,400 4	1.00	DCK 1.00	100 1.00	388,905	1.29	A	1.00	BEX	1.65	327,010

TOTAL	28,401 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Chapter 91 License #11-5 Expires 2033	LAND		327,000	289,400		
Inf1	DOCK		BUILDING		901,000	806,800		
N_Index	AVG		DETACHED		74,900	71,300		
			OTHER		0	0		
		TOTAL		1,302,900	1,167,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	V	1.30	10 0.90		268	235.56	56,800
FLD	V	1.30	10 0.90 4X64		256	78.52	18,100



BUILDING	CD	ADJ	DESC	MEASURE	6/27/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/27/2022	SL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/27/2022	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	0.980
NET AREA	4,766	DETAIL ADJ	1.000
\$NLA(RCN)	\$225	OVERALL	1.150
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	4	1.00	
FIXTURES	19	1.00	
GARAGE CAPACITY	3	1.00	
% BSMT FINISH	0	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,473		34.09	84,305
+	BAS	L	BASE AREA	1,702	1999	203.85	346,961
A	USF	L	UPPER STORY FIN	1,522	1999	107.41	163,474
+	OPA	N	OPEN PORCH	800		72.96	58,368
+	WDK	N	WOOD DECK	424		26.48	11,228
H	BAS	L	BASE AREA	771	2005	203.85	157,172
H	USF	L	UPPER STORY FIN	771	2005	107.41	82,811
I	AGR	N	ATT GARAGE	792		72.07	57,078
K	PTA	N	PATIO	430		16.86	7,249
	BMF	N	BSMT FINISH	1,000		43.03	43,029
	F22	O	FPL 2S 2OP	1		11,431.30	11,431
	FIX	O	XTRA FIXTURES	13		2,640.08	34,321
	JAC	O	JACUZZI	1		15,223.50	15,224

TOTAL RCN	1,072,649
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2003 / 19	
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$901,000

