Key: 3359

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.402

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AINSWORTH DIANE&KENNETH TURPIN TRS OF AINSWORTH-TURPIN TRUST 7 LEWIS POINT ROAD BUZZARDS BAY, MA 02532	19.2-50-0	7 LEWIS POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AINSWORTH DIANE&KENNETH T	11/13/2017	F	1	(214645)
TURPIN KENNETH B &	11/04/1996	N	177,000	(142585)

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	%
15936	10/22/2015	14	SOLAR	15,000	12/17/2015		100	100
	06/17/2015	3	ALT/RENO	13,000	12/17/2015	SW	100	100
05817	11/21/2005	2	ADDITIONS	25,000	09/21/2006	DB	100	100
980338	06/22/1998	3	ALT/RENO	5,000	01/20/1999	JS	100	100
970130	03/31/1997	3	ALT/RENO	23,000	01/20/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	4 1.00	100 1.00	100 1.00	388,905	1.10	A 1.00	BEX 1.65			344,100

TOTAL	34,979 SF	ZONING	1	FRNT	105

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

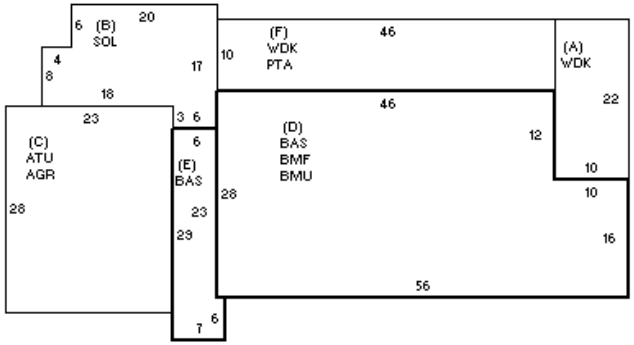
NOTE: ALSO OWNS CONTIGUOUS PARCEL 49 WHICH IS UNBUILDABLE

ASSESSED	CURRENT	PREVIOUS
LAND	344,100	304,500
BUILDING	519,100	459,400
DETACHED	0	0
OTHER	0	0
TOTAL	**863,200**	**763,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/18/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/17/2015	SW
LIST	12/17/2015	EST
REVIEW	12/22/2015	TL

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,628	DETAIL ADJ	1.000
$NLA(RCN)	$343	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	76	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	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	680		22.88	15,558
B	SOL	N	SOLARIUM	330		92.37	30,483
C	AGR	N	ATT GARAGE	644		62.27	40,101
C	ATU	N	ATTIC UNF	644		44.74	28,811
D	BMU	N	BSMT UNFINISHED	1,448		34.22	49,548
D	BMF	N	BSMT FINISH	1,448		32.57	47,162
+	BAS	L	BASE AREA	1,628	1972	193.39	314,847
F	PTA	N	PATIO	460		14.56	6,700
	F12	O	FPL 1S 2OP	1		9,018.70	9,019
	FIX	O	XTRA FIXTURES	7		2,281.00	15,967

TOTAL RCN	558,195

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10	
COND	7 7 %	
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD		$519,100