

Key: 3983

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.068

LEGAL

LAND

DETACHED

BUILDING

INDING

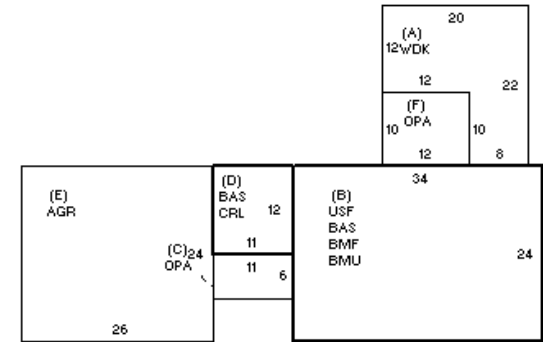
CURRENT OWNER				PARCEL ID				LOCATION			
LENIHAN MICHAEL P & CORINNE M LENIHAN 25 DESERET DR BUZZARDS BAY, MA 02532-5660				20.0-69-0				25 DESERET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LENIHAN MICHAEL P &				06/15/1994	O	39,900	9238-071				

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 %
EXB-22-182	03/31/2022	3	ALT/RENO	11,950	07/14/2022	SL	100 100
02547	08/19/2002	2	ADDITIONS	22,700	01/02/2004	TL	100 100
990449	07/26/1999	8	POOL	1,400	11/03/1999	MS	100 100
940321	07/07/1994	1	NEW CONSTRUCT	46,000	01/24/1995	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4	1.00	100	1.00	259,270	1.00	A	1.00	R07	1.10	238,030
300	A	0.079 4	1.00	100	1.00	17,930	1.00	A	1.00	R07	1.10	1,420

TOTAL	43,429 SF	ZONING	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	239,500	231,200		
Infl1	AVG		BUILDING	382,100	338,100		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
				TOTAL	621,600	569,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	
APO	A	1.00	A 0.75 25' ROUND			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/12/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/20/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1994	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	454,859	
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	320		23.51	7,525	CONDITION ELEM	CD	
\$NLA(RCN)	\$258	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	816		40.14	32,757	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	816		38.21	31,180	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	816	1994	218.31	178,143	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	816	1994	118.51	96,706	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	186		71.95	13,384	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00	D	CRL	N	BSMT CRAWL	132		37.71	4,978	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	D	BAS	L	BASE AREA	132	2002	218.31	28,817			
				USE	0		1.00	E	AGR	N	ATT GARAGE	624		64.00	39,936			
									F21	O	FPL 2S 1OP	1		9,697.80	9,698	EFF.YR/AGE	2003 / 19	
									FIX	O	XTRA FIXTURES	2		2,344.35	4,689	COND	16 16 %	
									GFP	O	GAS FIREPLACE	1		7,045.80	7,046	FUNC	0	
																ECON	0	
																	DEPR	16 % GD 84
																	RCNLD	\$382,100