

Key: 4383

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.466

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LYNCH DAVID J 30 QUINCY ST BROCKTON, MA 02301				23.1-2-0				35 LINCOLN AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LYNCH DAVID J				07/29/2016	QS	485,000	29829-198					
REISNER DANIEL A & LINDA				10/30/2009	QS	346,000	24130-57					
PUOPOLO MICHAEL R &				10/02/2000	QS	213,000	13274-176					

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	%
12658	09/19/2012	6	FENCE	1,000	11/01/2012		100	100
11134	04/04/2011	9	DECK		04/03/2012	TL	100	100
10732	12/08/2010	3	ALT/RENO		04/03/2012	TL	100	100
10710	11/14/2010	3	ALT/RENO	17,000	04/03/2012	TL	100	100
10237	05/12/2010	4	DETACH.STRUC	6,000	04/03/2012	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,930 4	1.00	100	1.00	100	1.00	353,550	4.39	A	1.00	BVG 1.50	246,750

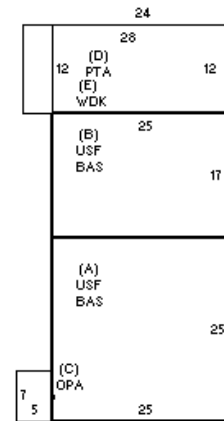
  

TOTAL	6,926 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Lot cleared in front, gives panoramic view = BVG	LAND	246,800	218,400			
Infl1	AVG		BUILDING	454,800	402,400			
N_Index	AVG		DETACHED	14,000	13,400			
			OTHER	0	0			
			TOTAL	715,600	634,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20 10 0.90	16 X 20		320	48.72	14,000



PHOTO	04/03/2012
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	4/3/2014	TL
MODEL	1		RESIDENTIAL	LIST	4/3/2014	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/12/2014	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1882	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	505,279
NET AREA	2,100	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,050	1882	278.68	292,615	CONDITION ELEM	CD
\$NLA(RCN)	\$241	OVERALL	1.070	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,050	1882	150.93	158,479	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	C	OPA	N	OPEN PORCH	35		118.29	4,140	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	PTA	N	PATIO	336		19.74	6,633	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	288		37.60	10,828	BATHS	G
				INT. FINISH	1	PLASTER	1.00		CPC	O	CAPE CELLAR	1		5,481.70	5,482	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		3,091.70	9,275	ELECT	U
				FUEL SOURCE	2	GAS	1.00		JAC	O	JACUZZI	1		17,827.20	17,827		
				USE	0		1.00										
				EFF.YR/AGE 2009 / 13													
				COND 10 10 %													
				FUNC 0													
				ECON 0													
				DEPR 10 % GD 90													
				RCNLD \$454,800													