

Key: 4398

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.483

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REILLY THOMAS L & JODY A REILLY 20 LINCOLN AVE BUZZARDS BAY, MA 02532				23.1-15-0				20 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REILLY THOMAS L & VANNETT CHRISTINE M ETUX				07/01/2022	QS	500,000	35227-235				
CONATHAN PETER N TR OF				04/06/2010	QS	240,000	24467-275				
				03/14/2006	F		20821-14				

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-23-340	05/31/2023	15	INSULATE/WEA	6,910			100	100
EXB-22-547	08/25/2022	14	SOLAR	2,989			100	100
		3	ALT/RENO		03/08/2022	TL	100	100
D-20-1	04/30/2020	5	DEMOLITIONS	500	03/08/2022		100	100
18635	08/02/2018	3	ALT/RENO	56,337	11/04/2019	RP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	14,700	4	1.00	100	1.00	100	1.00	247,485	2.22	A	1.00	R05	1.05		185,530

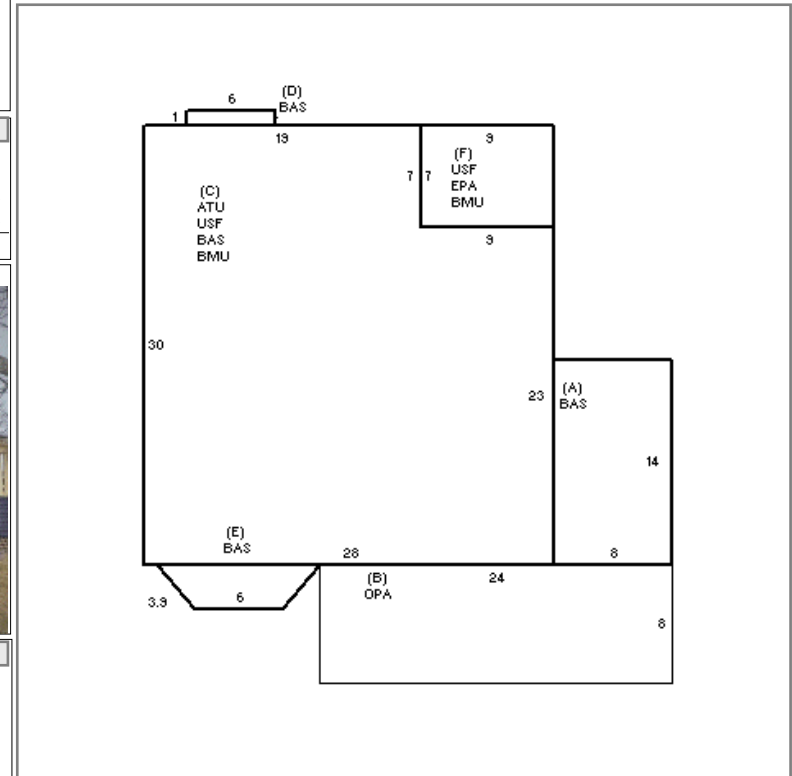
TOTAL	14,680 SF	ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	185,500	164,200
Infl1	AVG		LAND	316,800	280,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	502,300	444,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/12/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	1.010
NET AREA	1,761	DETAIL ADJ	1.000
\$NLA(RCN)	\$237	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BAS	L	BASE AREA	921	1905	227.13	209,183
B	OPA	N	OPEN PORCH	192		74.86	14,373
+	BMU	N	BSMT UNFINISHED	840		41.77	35,083
+	USF	L	UPPER STORY FIN	840	1905	123.30	103,569
C	ATU	N	ATTIC UNF	777		47.84	37,169
F	EPA	N	ENCLOSED PORCH	63		116.12	7,315
	F21	O	FPL 2S 1OP	1		10,089.30	10,089

TOTAL RCN	416,780
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$316,800
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