

Key: 4400

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.485

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
DUNLAVY DONAL T & PRISCILLA C				23.1-17-0				26 LINCOLN AVE				
DUNLAVY CO-TR DUNLAVY FAM TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
26 LINCOLN AVE				DUNLAVY DONAL T & PRISCIL				08/31/2012	F		10	26636-82
BUZZARDS BAY, MA 02532-3121				DUNLAVY DONAL T					XX			03555-0034

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-22-470	07/28/2022	3	ALT/RENO	15,000	08/22/2022	SL	100 100
980116	03/16/1998	3	ALT/RENO	600	01/13/1999	JS	100 100
960181	05/06/1996	2	ADDITIONS	12,000	04/15/1997	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,350 4		100	1.00	247,485	4.15	A	1.00	R05		173,420

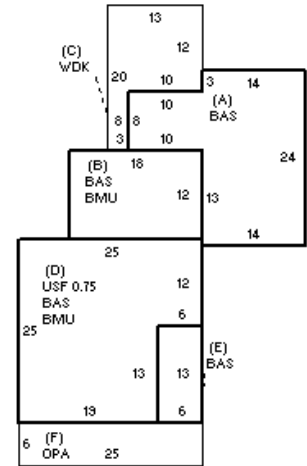
TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	173,400	153,500			
Infl1	AVG		BUILDING	351,600	311,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	525,000	464,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 7 X 13			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/25/2022	SL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	8/25/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,616
NET AREA	1,667	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,257	1880	227.83	286,387	CONDITION ELEM	CD
\$NLA(RCN)	\$251	OVERALL	1.200	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	763		55.79	42,568	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	180		42.39	7,631	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	410	1880	133.36	54,677	KITCHEN	G
				FLOOR COVER	35	WW-VINYL	1.00	F	OPA	N	OPEN PORCH	150		83.16	12,474	BATHS	G
				INT. FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		9,717.80	9,718	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	XTRA FIXTURES	2		2,580.95	5,162	ELECT	A	
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$351,600	