

Key: 4446

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.531

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROY DEBRA A & LINDA J CONDON & CHRISTINE G HEISLER 65 VICTORY RD LYNN, MA 01902				23.1-72-0				5 WRIGHT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROY DEBRA A & LINDA J CON				11/21/2006	F	1		21541-218			
EGAN THOMAS F ETALS				06/06/2001	X			13908-294			
EGAN THOMAS F ET ALS					XX			03350-0069			

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	%
B-23-74	05/05/2023	9	DECK	29,050	06/30/2023	SL	100	100
19405	05/13/2019	3	ALT/RENO	3,000			100	100
		13	OTHER		04/04/2016	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,250 5		1.00	1.00	259,270	3.73	A	1.00	R07	1.10	183,230

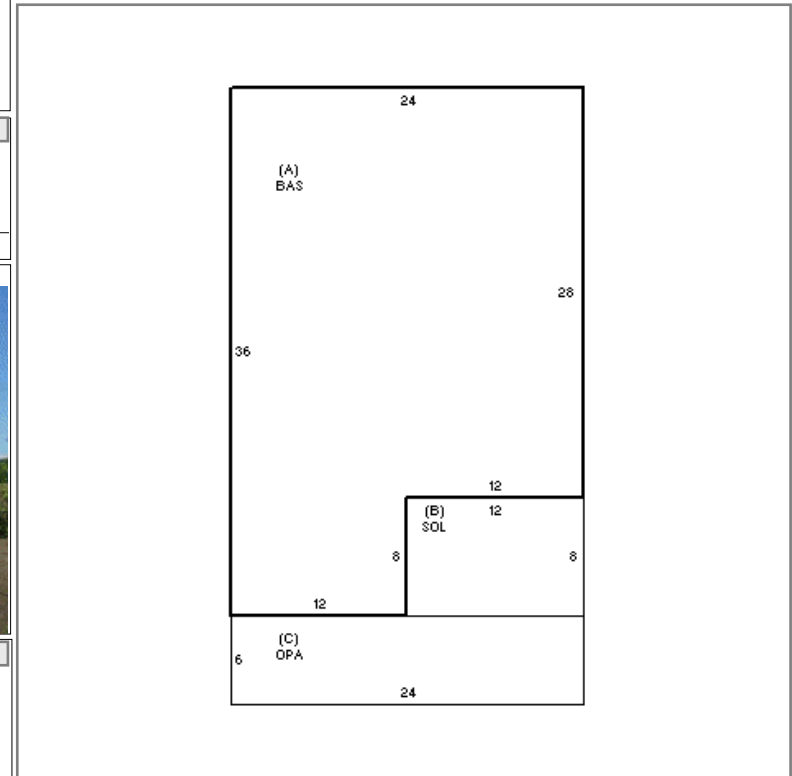
TOTAL	8,233 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE				LAND	183,200	184,300
Infl1	AVG		BUILDING	137,300	113,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	320,500	297,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	6X6			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/20/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/3/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	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	3	FOUN. WALL	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	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	768	1950	204.09	156,739
B	SOL	N	SOLARIUM	96		108.40	10,407
C	OPA	N	OPEN PORCH	144		67.88	9,775
	CPC	O	CAPE CELLAR	1		3,736.00	3,736

TOTAL RCN	180,657
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	\$137,300