

Key: 4780

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.894

LEGAL

LAND

DETACHED

BUILDING

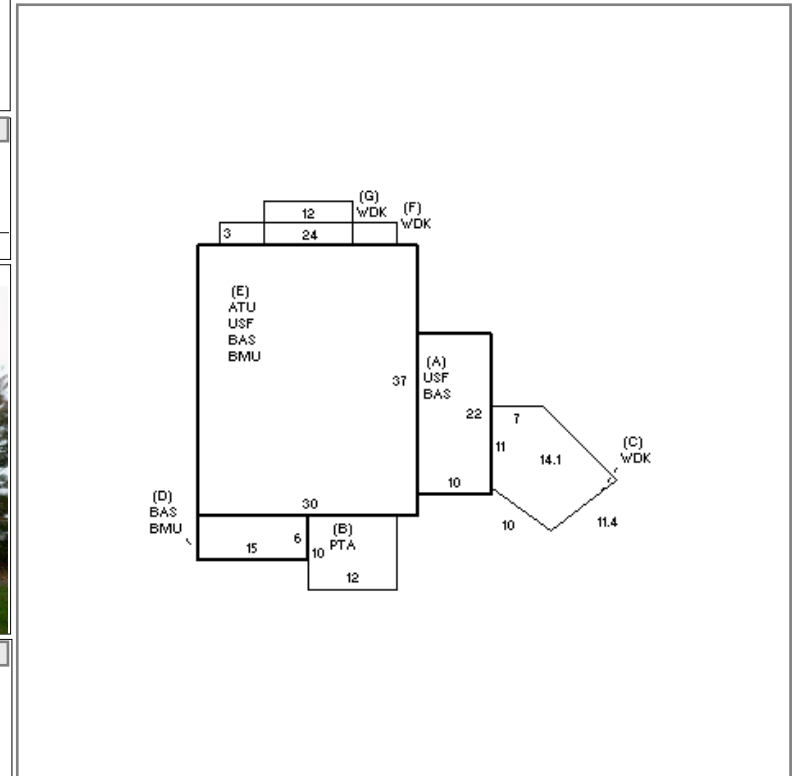
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|---------|------------------|--------------------------|
| LINGARD BARBARA J TR OF THE LINGARD NOM TRUST 104 JEFFERSON RD BOURNE, MA 02532-5400 | | 23.3-71-0 | | 104 JEFFERSON RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| LINGARD BARBARA J TR LINGARD BARBARA J | | 07/01/1999 | X XX | | 12381-324 05485-00261 |

| 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 % |
| 19811 | 09/03/2019 | 3 | ALT/RENO | 24,000 | 10/25/2022 | SL | 100 100 |
| 18914 | 10/22/2018 | 3 | ALT/RENO | 20,000 | | | 100 100 |
| 14371 | 05/21/2014 | 3 | ALT/RENO | 4,000 | | | 100 100 |
| 14102 | 02/25/2014 | 3 | ALT/RENO | 19,695 | | | 100 100 |
| 12137 | 03/08/2012 | 3 | ALT/RENO | 19,900 | 04/04/2012 | | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 18,900 | 7 | 1.00 | 100 | 1.00 | 100 | 1.00 | 848,520 | 1.79 | A | 1.00 | CEX | 3.60 | | | 659,820 |

| | | | | | | | | |
|---------|-----------|---|----------|-----------|-----------|----------|---------|----------|
| TOTAL | 18,905 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | GRAY GAB | NOTE Can not walk out into water from property | LAND | 659,800 | 584,000 | | | |
| Infl1 | AVG | | BUILDING | 485,200 | 420,200 | | | |
| N_Index | AVG | | DETACHED | 16,800 | 16,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,161,800 | 1,020,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| DGF | A | 1.00 | 10 0.90 | 22 X 22 | | 484 38.49 | 16,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/25/2022 | SL |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/25/2022 | EST |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | 10/25/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1920 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 539,127 | | | | | | | | | | | | | | | | | | | | | |
|-------------|-----------|------------|-------|--|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|-----------|---------|-------------|-----------|----|----------|----|------|----------|---|---|---------|---|---|-------|----|---------|------|--|---|-------|--|---|
| NET AREA | 2,750 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA | 1,420 | 1920 | 190.79 | 270,925 | | | | | | | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$196 | OVERALL | 1.040 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | USF | L | UPPER STORY FIN | 1,330 | 1920 | 108.13 | 143,808 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | B | PTA | N | PATIO | 120 | | 14.86 | 1,784 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 328 | | 22.21 | 7,286 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | BMU | N | BSMT UNFINISHED | 1,200 | | 37.92 | 45,508 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | E | ATU | N | ATTIC UNF | 1,110 | | 41.53 | 46,102 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | F31 | O | FPL 3S 1OP | 1 | | 10,423.90 | 10,424 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | FIX | O | XTRA FIXTURES | 6 | | 2,214.85 | 13,289 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION</th> <th>ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td></td> <td>G</td> </tr> <tr> <td>BATHS</td> <td></td> <td>G</td> </tr> <tr> <td>HEAT</td> <td></td> <td>U</td> </tr> <tr> <td>ELECT</td> <td></td> <td>U</td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION | ELEM | CD | EXTERIOR | | G | INTERIOR | | A | KITCHEN | | G | BATHS | | G | HEAT | | U | ELECT | | U |
| CONDITION | ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | U | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | U | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF. YR/AGE</th> <td colspan="2">2009 / 13</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>10</td> <td>10 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>10</td> <td>% GD 90</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF. YR/AGE | 2009 / 13 | | COND | 10 | 10 % | FUNC | 0 | | ECON | 0 | | DEPR | 10 | % GD 90 | | | | | | |
| EFF. YR/AGE | 2009 / 13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 10 | 10 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 10 | % GD 90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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