

Key: 4989

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.118

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAMPHER DEREK J & VANESSA M 23 BURTONWOOD AVENUE BOURNE, MA 02532				24.2-7-0				105 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAMPHER DEREK J & VANESS				07/22/2019	QS	287,900	32170-178				
KELLEHER THOMAS F &				10/18/2010	F	1 24916-56					
KELLEHER THOMAS F				07/17/2006	F	1 21188-117					

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	%
H630	07/08/2020	2	ADDITIONS		05/22/2023	TL	0	0
19185	03/18/2019	2	ADDITIONS	19,000	07/24/2019	RP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000 6		1.00 100	1.00 100	294,625	1.87	A	1.00	R07	1.25	227,340

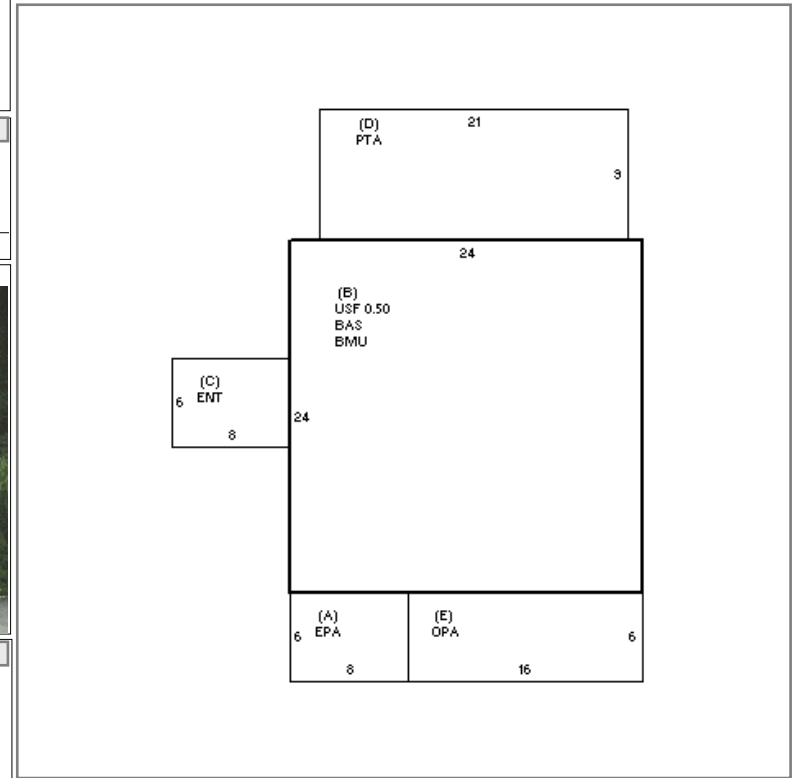
TOTAL	17,990 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE			LAND	227,300	201,200	
Infl1	AVG		BUILDING	185,000	163,700			
N_Index	AVG		DETACHED	700	700			
			OTHER	0	0			
				TOTAL		413,000	365,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OSH	A	1.00 A	0.75 8X10		80	11.79	700
SHF	A	1.00 A	0.75 7X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/24/2019	RP
MODEL	1		RESIDENTIAL	LIST	7/24/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/22/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	237,190
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	48		127.42	6,116	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.090	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	576		51.18	29,478	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	576	1950	241.41	139,055	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	288	1950	122.33	35,232	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.02	C	ENT	N	ENCLOSED ENTRY	48		93.99	4,512	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	189		15.69	2,965	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	96		79.90	7,670	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F	F21	O	FPL 2S 1OP	1		9,793.80	9,794		
				USE	0		1.00		FIX	O	XTRA FIXTURES	1		2,368.10	2,368		



EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0 uc
ECON	0
DEPR	22 % GD 78
RCNLD	\$185,000