

Key: 5145

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.280

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER                |  |  |  | PARCEL ID                 |  |  |  | LOCATION         |    |            |              |
|------------------------------|--|--|--|---------------------------|--|--|--|------------------|----|------------|--------------|
| LEWIS NORMAN F JR & GAYLE E  |  |  |  | 24.3-64-0                 |  |  |  | 25 WATERHOUSE RD |    |            |              |
| LEWIS TR LEWIS FAM LIVING TR |  |  |  | TRANSFER HISTORY          |  |  |  | DOS              | T  | SALE PRICE | BK-PG (Cert) |
| 25 WATERHOUSE RD             |  |  |  | LEWIS NORMAN F JR & GAYLE |  |  |  | 08/07/2012       | F  | 1          | 26566-79     |
| BOURNE, MA 02532             |  |  |  | LEWIS GAYLE E             |  |  |  | 04/03/2009       | F  | 100        | 23586-169    |
|                              |  |  |  | PHILLIPS WILMA            |  |  |  | 02/25/1998       | XX |            | 11243-146    |

| 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 %   |
| 191026 | 11/06/2019 | 3             | ALT/RENO  | 4,200  |            |        | 100 100 |
| 09608  | 11/18/2009 | 3             | ALT/RENO  | 27,900 | 01/11/2010 | TL     | 100 100 |
| 990009 | 01/11/1999 | 10            | WOODSTOVE | 2,500  | 12/08/1999 | MS     | 100 100 |

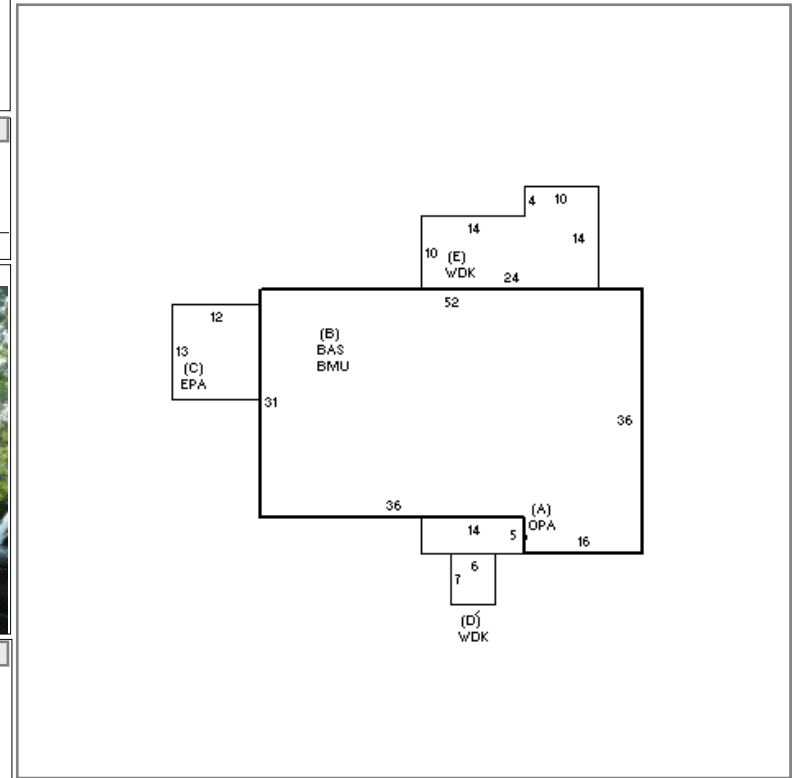
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 30,600   | 6    | 1.00  | 100     | 1.00     | 100 | 1.00 | 212,130 | 1.22 | A          | 1.00      | R04 | 0.90 |  |  | 181,470 |

| TOTAL   | 30,579 SF | ZONING           | 1  | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|--|---------|---------|----------|---------|----------|
| Nbhd    | BOURNE    | N<br>O<br>T<br>E | ALSO OWNS CONTIGUOUS LOTS 63 & 65.02 WHICH ARE UNBUILDABLE |         |         | LAND     | 181,500 | 178,500  |
| Infl1   | AVG       |                  | BUILDING   | 390,100 | 346,900 |          |         |          |
| N_Index | AVG       |                  | DETACHED   | 9,700   | 18,400  |          |         |          |
|         |           |                  | OTHER  | 0       | 0       |          |         |          |
|         |           |                  | TOTAL  | 581,300 | 543,800 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| GUL | A    | 1.00 | 50 0.50  | 24 X 24 | 576   | 33.80     | 9,700 |



BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/6/2023 | SL |
|----------|----|------|-------------------|---------|----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/6/2023 | SL |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 6/6/2023 | SL |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |    |

| YEAR BLT   | 1971  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|
| NET AREA   | 2,700 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A   | OPA | N               | OPEN PORCH      | 70    |          | 77.41     | 5,419   |
| \$NLA(RCN) | \$190 | OVERALL    | 1.010 | EXT COVER       | 4  | VINYL          | 1.00 | B   | BMU | N               | BSMT UNFINISHED | 1,692 |          | 29.95     | 50,673  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B   | BAS | L               | BASE AREA       | 1,692 | 1971     | 182.36    | 308,557 |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C   | EPA | N               | ENCLOSED PORCH  | 156   |          | 74.53     | 11,627  |
|            |       |            |       | FLOOR COVER     | 3  | W/W CARPET     | 1.00 | +   | WDK | N               | WOOD DECK       | 322   |          | 21.57     | 6,947   |
|            |       |            |       | INT. FINISH     | 3  | WOOD PANEL     | 0.98 | USF | L   | UPPER STORY FIN | 1,008           | 1971  | 105.01   | 105,848   |         |
|            |       |            |       | HEATING/COOLING | 5  | ELECTRIC BB    | 0.98 | F21 | O   | FPL 2S 1OP      | 2               |       | 8,897.10 | 17,794    |         |
|            |       |            |       | FUEL SOURCE     | 3  | ELECTRIC       | 1.00 | FIX | O   | XTRA FIXTURES   | 3               |       | 2,150.97 | 6,453     |         |
|            |       |            |       | USE             | 0  |                | 1.00 |     |     |                 |                 |       |          |           |         |

| TOTAL RCN | 513,317 | 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      | \$390,100  |