

Key: 5166

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.302

LEGAL

LAND

DETACHED

BUILDING

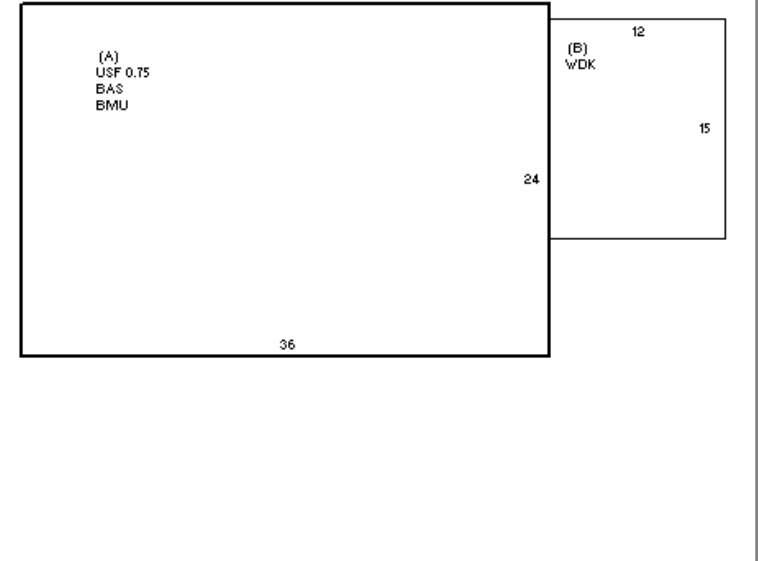
CURRENT OWNER		PARCEL ID	LOCATION			
FITZPATRICK THOMAS F JR P O BOX 1060 MONUMENT BEACH, MA 02553-1060		24.3-93-0	1 LYNNE LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FITZPATRICK THOMAS F JR		10/19/1987	XX		5983-234	

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	%
H820	09/26/2022	3	ALT/RENO	7,000			100	100
19659	07/25/2019	3	ALT/RENO	7,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,194 6	1.00	100	1.00	100	1.00	212,130	1.63	A	1.00	R04 0.90	168,190

TOTAL	21,214 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	168,200	165,400			
Infl1	AVG		BUILDING	267,700	236,900			
N_Index	AVG		DETACHED	1,700	2,500			
			OTHER	0	0			
			TOTAL	437,600	404,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		228	15.23	1,700
SHF	A	1.00	10 0.90			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/16/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/16/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		42.15	36,419
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1987	229.23	198,054
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1987	125.69	81,447
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	180		40.43	7,278
FLOOR COVER	3	W/W CARPET	1.00	F21	O	FPL 2S 1OP		1		10,182.70	10,183
INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES		4		2,461.58	9,846
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	343,227
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$267,700