

Key: 5240

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.383

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAHART MICHAEL P & LIONEL C PINSONNEAULT				26.0-32-0				55 ROCKY POINT RD			
541 THOMAS B LANDERS ROAD EAST FALMOUTH, MA 02536				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				LAHART MICHAEL P & SPILHAUS LORI A				09/06/2019	V	1,575,000	32275-60
								01/16/2013	F	1	27047-232
				LAHART MICHAEL P & SPILHAUS ATHELSTAN F III				07/23/2002	H		15392-126

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 %
EXB-21-70	02/02/2021	14	SOLAR	67,788			100 100
14849	10/07/2014	6	FENCE	2,000			100 100
13335	05/23/2013	3	ALT/RENO	105,000			100 100
11185	04/19/2011	4	DETACH.STRUC	6,299	07/25/2011		100 100
07735	12/05/2007	3	ALT/RENO	30,000	10/13/2010		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	7	1.00	100	1.00	100	1.00	424,260	1.00	A	1.00	BGD	1.80		389,510
300	A	1,992	7	1.00	100	1.00	100	1.00	29,340	1.00	A	1.00	BGD	1.80		58,450

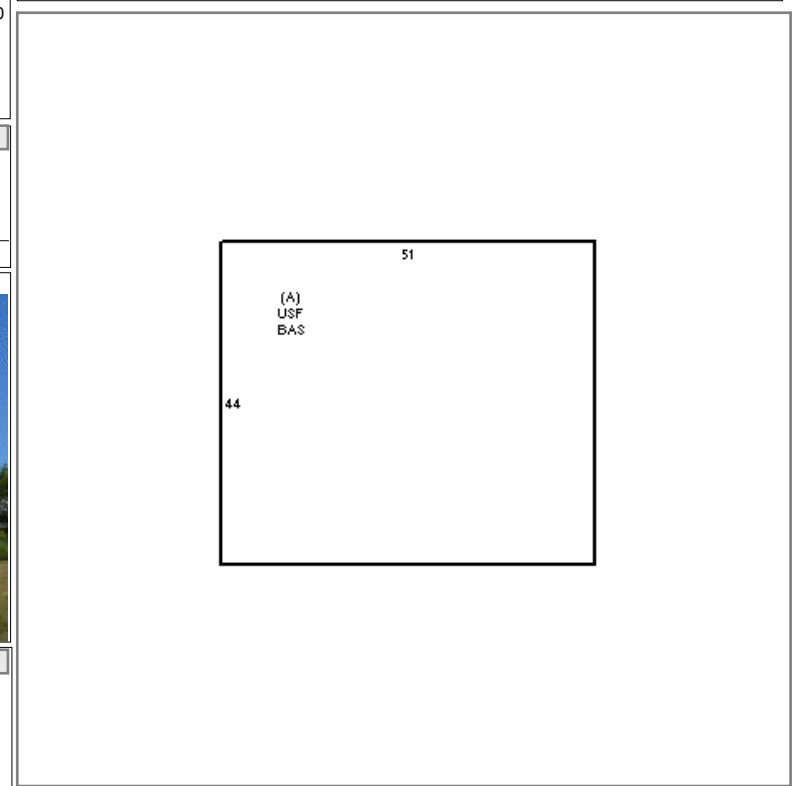
TOTAL	2.910 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB		N O T E	10/02 TL - NO BUILDING PERMITS FOR RENOVATIONS.			LAND	448,000	396,400
Infl1	AVG			BUILDING	701,300	627,400			
N_Index	AVG			DETACHED	1,500	2,200			
				OTHER	0	0			
				<b>TOTAL</b>	<b>1,150,800</b>	<b>1,026,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	A	1.00	50 0.50	8 X 12		96 31.50	1,500



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/28/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	4/28/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1890	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,488	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$172	OVERALL	1.240	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	11	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	770,609	
A	BAS	L	BASE AREA	2,244	1890	220.41	494,601	CONDITION ELEM CD		
A	USF	L	UPPER STORY FIN	2,244	2000	111.11	249,338	EXTERIOR	A	
	F11	O	FPL 1S 1OP	1		10,282.80	10,283	INTERIOR	V	
	FIX	O	XTRA FIXTURES	6		2,731.23	16,387	KITCHEN	V	
								BATHS	V	
								HEAT	A	
								ELECT	A	
EFF.YR/AGE		2010 / 12								
COND	9 9 %									
FUNC	0									
ECON	0									
DEPR	9 % GD								91	
RCNLD									\$701,300	