Key: 5283

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,425

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROPER JOSEPH C 18 LAMONT ROAD BOURNE, MA 02532	26.1-49-0	18 LAMONT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROPER JOSEPH C	02/11/2020	F	100	32681-211
ROPER JOSEPH C ETUX	03/14/2013	F	1	27207-79
ROPER JOSEPH C	11/01/2006	F	100	21490-323

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	%
06182	03/31/2006	1	NEW CONSTRUC	260,000	06/24/2008	TL	100	100
		13	OTHER				100	100

LAND

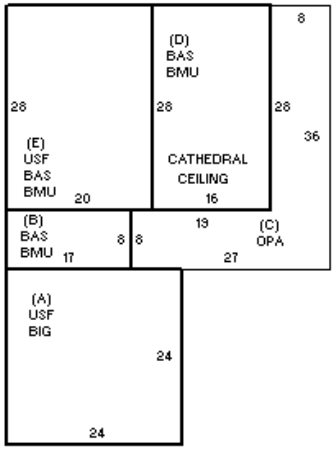
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,598	7 1.00	100 1.00	100 1.00	424,260	2.38	A 1.00	BGD 1.80			314,930

TOTAL	13,591 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE: PERK=UNB-PER ENG 6 FT SEA LEVEL & WETLAND, BUILDABLE AS OF 3/06, Changed address from 21 Carlisle Rd - per Mike Engineering (6/07)

ASSESSED	CURRENT	PREVIOUS
LAND	314,900	278,700
BUILDING	497,200	445,000
DETACHED	0	0
OTHER	0	0
TOTAL	**812,100**	**723,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/6/2017	TL
LIST	3/6/2017	EST
REVIEW	3/6/2017	TL

YEAR BLT	2006	SIZE ADJ	1.005
NET AREA	2,280	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		94.32	54,328
+	USF	L	UPPER STORY FIN	1,136	2006	125.07	142,082
+	BMU	N	BSMT UNFINISHED	1,144		43.87	50,184
+	BAS	L	BASE AREA	1,144	2006	230.93	264,186
C	OPA	N	OPEN PORCH	440		70.80	31,151
	FIX	O	XTRA FIXTURES	6		2,561.95	15,372
	GFP	O	GAS FIREPLACE	1		7,699.10	7,699

TOTAL RCN 565,002

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 2007 / 15

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $497,200