

Key: 5288

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.430

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COAN GEOFFREY & KRISTEN A TRS COAN FAMILY TRUST 15 LAMONT RD BOURNE, MA 02532				26.1-55-1				15 LAMONT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COAN GEOFFREY & KRISTEN A				09/22/2021	F	10 34496-54		30528-77			
COAN KRISTEN ROPER ETUX				06/01/2017	A	225,600		08164-00038			
COYE JEAN				08/18/1992	XX						

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	%
18585-B	07/12/2018	1	NEW CONSTRUC	405,500	05/08/2019	TL	100	100

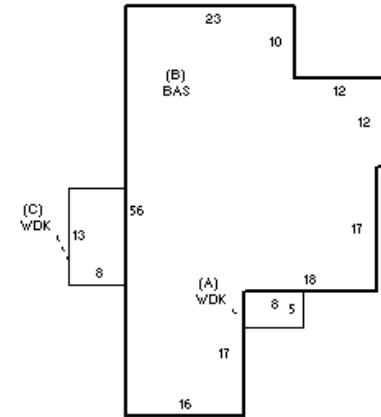
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,019 7	1.00	100	1.00	100	1.00	424,260	3.12	A	1.00	BGD 1.80	304,830

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	304,800	269,800			
Infl1	AVG		BUILDING	318,800	285,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>623,600</b>	<b>554,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/28/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/7/2019	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	6/7/2019	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,500	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$217	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	9	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
+	WDK	N	WOOD DECK	144		43.46	6,258
B	BAS	L	BASE AREA	1,500	2018	201.78	302,669
	FIX	O	XTRA FIXTURES	4		2,342.23	9,369
	GFP	O	GAS FIREPLACE	1		7,039.30	7,039

TOTAL RCN	325,335
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2018 / 4
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$318,800