Key: 5289

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,431

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COYE DAVID J & KEVIN T COYE &	26.1-56-0	11 LAMONT RD
STEPHEN J COYE TRS FAMILY IRR		
11 LAMONT RD		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COYE DAVID J & KEVIN T CO	01/10/2017	F	10	30223-132
COYE EDMUND J &	01/10/2017	F	10	30223-125
COYE EDMUND J & JEAN M CO	11/03/2011	F	10	25810-325

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

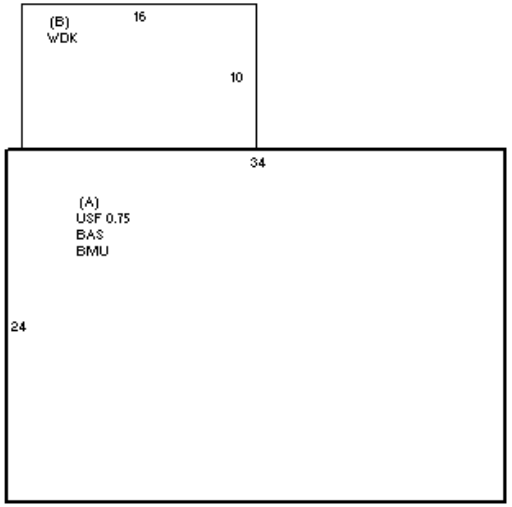
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,496	7 1.00	100 1.00	100 1.00	424,260	1.55	A 1.00	BGD 1.80			340,070

TOTAL	22,477 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	340,100	301,000
BUILDING	239,800	212,200
DETACHED	10,700	10,200
OTHER	0	0
TOTAL	**590,600**	**523,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	16X22		352	40.60	10,700

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/29/2008	TL
LIST	5/29/2008	TL
REVIEW	10/29/2016	DB

YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		40.71	33,222
A	BAS	L	BASE AREA	816	1975	221.41	180,668
A	USF	L	UPPER STORY FIN	612	1975	121.40	74,298
B	WDK	N	WOOD DECK	160		39.05	6,248
	F21	O	FPL 2S 1OP	1		9,835.20	9,835
	FIX	O	XTRA FIXTURES	3		2,377.77	7,133

TOTAL RCN	311,403

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$239,800