

Key: 5520

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.662

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRAVES FRANK C ETUX CHRISTINE M DUGAN 17 OAK MEADOW RD LINCOLN, MA 01773				26.2-103-0				3 PLOW PENNY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRAVES FRANK C ETUX				08/08/2016	V	714,000	29849-263				
CLINE ARMIN C & JULIE E T				10/31/2013	F	100	27794-249				
CLINE ARMIN C & JULIE E &				04/17/2009	F	100	23621-111				

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 %
B-22-371	01/06/2023	3	ALT/RENO	65,000			0 0
EXB-20-39	06/10/2020	6	FENCE	2,400			100 100
		4	DETACH.STRUC		01/24/2018	DB	100 100
03915	12/15/2003	2	ADDITIONS	66,000	07/07/2004	JS	100 100
03916	12/15/2003	3	ALT/RENO	35,000	07/07/2004	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,132 6	1.00	100	1.00	100	1.00	659,960	1.26	A	1.00	BSP 2.80	558,150

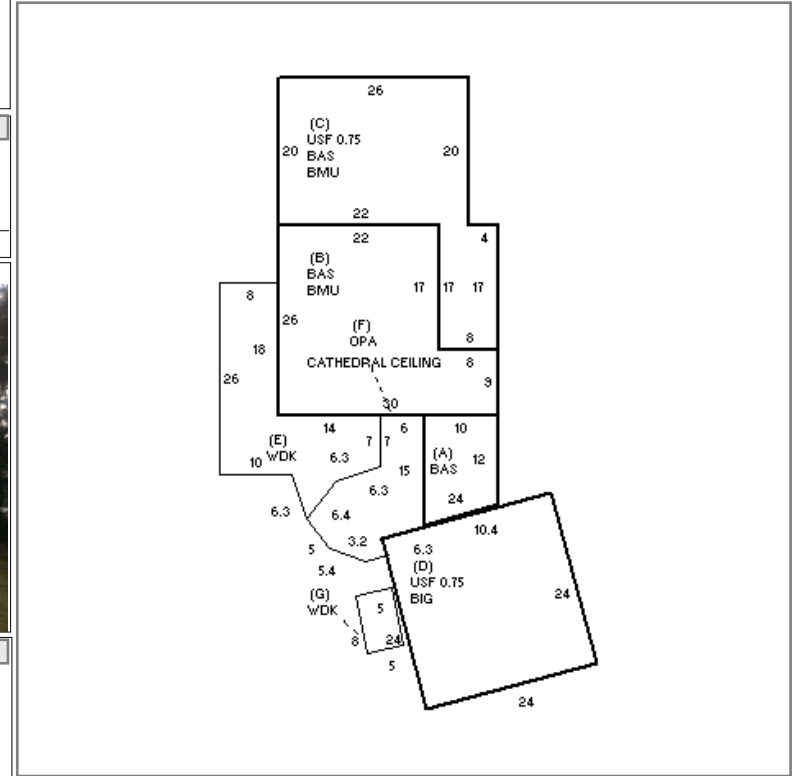
TOTAL	29,142 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E google maps shows a structure in the water under Chapter 91 license for saltmarsh walkway (BC)	LAND	558,200	494,000			
Infl1	AVG		BUILDING	495,300	438,300			
N_Index	AVG		DETACHED	31,800	30,300			
			OTHER	0	0			
		TOTAL		1,085,300	962,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BDW	V	1.30 10 0.90	3X50		150	235.56	31,800



BUILDING	CD	ADJ	DESC	MEASURE	12/20/2016	BC
MODEL	1		RESIDENTIAL	LIST	12/20/2016	BC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/20/2016	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,359	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,435	1975	224.56	322,250
\$NLA(RCN)	\$259	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,300		39.11	50,837
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	924	1975	131.77	121,759
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BIG	N	BUILT-IN GARAGE	576		95.97	55,281
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	380		26.15	9,936
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	186		80.01	14,881
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		10,783.00	10,783	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	7		2,606.79	18,248	
				USE	0		1.00	HTB	O	HOT TUB	1		7,512.20	7,512	



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	611,487
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$495,300