

Key: 6980

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.124

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WERNER RYAN L & CAITLIN L LYNCH 25 LAURA LANE BOURNE, MA 02532				31.4-25-0				25 LAURA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WERNER RYAN L & KENNEY SHAWN ETUX				10/28/2020	QS	515,000		33407-102			
DEVEREAUX CHARLENE				12/29/2016	F	100		30200-307			
				08/27/2004	QS	376,500		18976-133			


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 %
13599	09/10/2013	3	ALT/RENO		05/18/2021	RP	100 100
12544	08/09/2012	3	ALT/RENO	2,500			100 100
		6	FENCE	400			100 100
08117	04/04/2008	3	ALT/RENO	3,000	09/03/2008		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,030	9	1.00	100	1.00	100	1.00	235,700	2.47	A	1.00	R04	1.00			174,070

DETACHED

TOTAL	13,024 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	174,100	154,100
Infl1	AVG		LAND BUILDING	521,700	466,300			
N_Index	AVG		DETACHED	0	900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>695,800</b>	<b>621,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/27/2008
SHF	G	1.20	10 0.90 8X8			0.00			

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	BC
MODEL	1		RESIDENTIAL	LIST	12/30/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/18/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	527,008		
NET AREA	2,720	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,360		34.89	47,444	CONDITION ELEM	CD		
\$NLA(RCN)	\$194	OVERALL	1.040	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,360	1981	205.28	279,175	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,360	1981	113.53	154,404	INTERIOR	V		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	480		23.33	11,196	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.02	C	AGR	N	ATT GARAGE	96		93.61	8,986	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE	1		7,783.80	7,784	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	4		2,325.43	9,302	ELECT	U			
				FUEL SOURCE	1	OIL	1.00	MST	O	MAS/METAL STACK	2		4,358.15	8,716					
				USE	0		1.00												
																		EFF.YR/AGE	2019 / 3
																		COND	2 2 %
																		FUNC	0
																		ECON	0
																		DEPR	1 % GD 99
																		RCNLD	\$521,700

