Key: 7126

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,278

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYONS RICHARD D JR &	34.0-48-1	560 COUNTY RD
DEBORAH A LYONS		
560 COUNTY RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYONS RICHARD D JR &	04/29/1988	A	65,000	6908-217

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	%
13194	04/02/2013	3	ALT/RENO	2,500	05/14/2013		100	100
11107	03/22/2011	3	ALT/RENO	2,500	04/08/2011		100	100
06500	08/10/2006	9	DECK	4,000	09/06/2007	JB	100	100
02248	04/29/2002	4	DETACH.STRUC	2,500	03/01/2004	TL	100	100
910434	09/27/1991	10	WOODSTOVE	100	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,300	9 1.00	100 1.00	100 1.00	223,915	1.37	A 1.00	R03 0.95			185,150

TOTAL	26,310 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

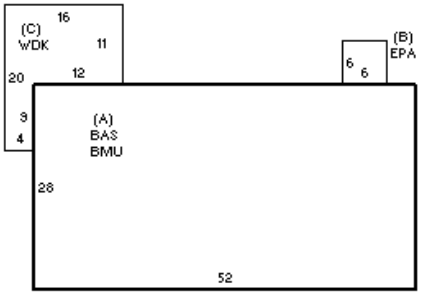
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	185,200	163,900
BUILDING	263,000	232,700
DETACHED	10,000	9,500
OTHER	0	0
TOTAL	**458,200**	**406,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	16 X 24	2002	384	17.71	6,100
OPS	A 1.00	10 0.90	16 X 16	2002	256	16.80	3,900

PHOTO 09/06/2007



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/14/2013	TL
LIST	5/14/2013	EST
REVIEW	5/14/2013	TL

YEAR BLT	1987	SIZE ADJ	1.015
NET AREA	1,456	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,456		32.10	46,740
A	BAS	L	BASE AREA	1,456	1987	184.34	268,405
B	EPA	N	ENCLOSED PORCH	36		115.14	4,145
C	WDK	N	WOOD DECK	212		26.03	5,518
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	337,143

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$263,000