

Key: 766

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 767

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
NIIT LARS A & LISA J NIIT TRS LARS & LISA REVOC TRUSTS 26 DONNELLY DR DOVER, MA 02030								4.4-13-0				71 MAYFLOWER RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
NIIT LARS A & LISA J NIIT								10/17/2016	F	1	30008-217				
NIIT LARS A ETUX								12/23/2015	QS	375,000	29356-7				
FLANAGAN FRANCIS X &								11/03/1975	QS	8,700	2257-128				

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	%
PL-22-275	09/27/2022	3	ALT/RENO	12,000	04/20/2023	SL	100	100
B-22-75	05/03/2022	2	ADDITIONS	155,000	04/20/2023	SL	100	100
PL-21-124	04/13/2021	3	ALT/RENO	4,500			100	100
B-21-99	03/11/2021	3	ALT/RENO	41,006			100	100
07256	05/17/2007	6	FENCE	4,740	06/20/2007	TL	100	100

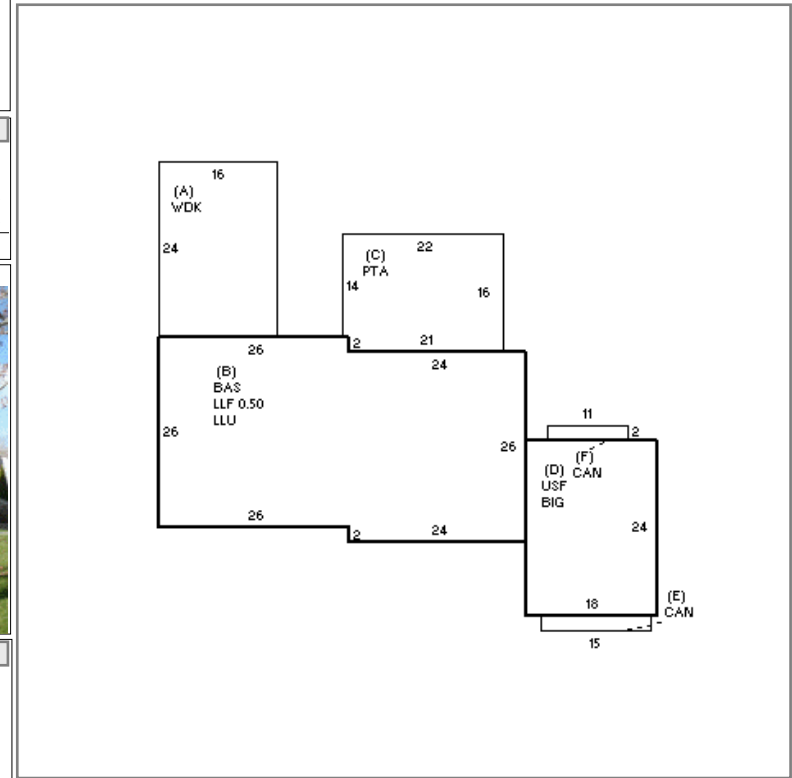
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	10,071	1	1.00	100	1.00	100	1.00	388,905	3.11	A	1.00	BAV	1.65				279,550

TOTAL	10,062 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	279,600	247,400			
Infl1	AVG		BUILDING	474,900	352,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>754,500</b>	<b>599,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/18/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/20/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1977	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,382	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	384		24.12	9,261
\$NLA(RCN)	\$214	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	1,300		35.12	45,658
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	650	1977	69.67	45,287
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,300	1977	212.25	275,929
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	350		15.35	5,374
				INT. FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	432		88.53	38,244
				HEATING/COOLING	9	WARM-COOL AIR	1.03	D	USF	L	UPPER STORY FIN	432	1977	124.24	53,672
				FUEL SOURCE	1	OIL	1.00	E	CAN	N	CANOPY	30		15.39	462
				USE	0		1.00	F	CAN	N	CANOPY	22		17.45	384
									BMG	O	BSMT GARAGE	1		8,048.30	8,048
									F11	O	FPL 1S 1OP	1		9,053.30	9,053
									FIX	O	XTRA FIXTURES	8		2,404.60	19,237

TOTAL RCN	510,608
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$474,900