**Key: 7733**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,889

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LYNCH PETER F JR & MARGUERITE<br>THE LYNCH FAMILY LIVING TRUST<br>PO BOX 1207<br>POCASSET, MA 02559 | 37.4-13-0 | 15 PIER VIEW RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LYNCH PETER F JR & MARGUE<br>LYNCH PETER F JR & | 06/06/2005 | F<br>XX | 100 | 19906-148<br>01622-0080 |

| 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

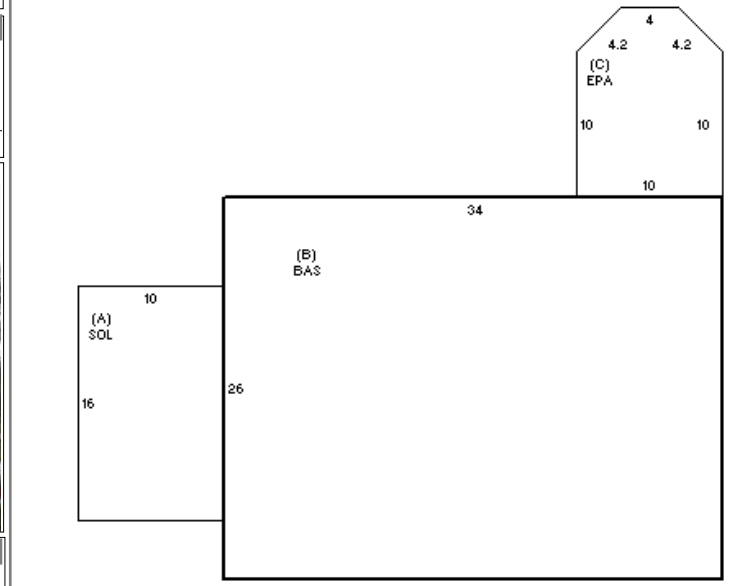
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,657 | 11 1.00 | 100 1.00 | 100 1.00 | 589,250 | 2.10 | A 1.00 | BA+ 2.50 | | | 445,470 |

| TOTAL | 15,638 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

NOTE: combined with10.01 in FY99; no water view

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 445,500 | 346,900 |
| BUILDING | 233,200 | 206,400 |
| DETACHED | 10,200 | 9,800 |
| OTHER | 0 | 0 |
| TOTAL | **688,900** | **563,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | A 0.75 | 12 X 20 | | 240 | 46.93 | 8,400 |
| SHF | A 1.00 | 10 0.90 | 10 X 12 | | 120 | 16.42 | 1,800 |

PHOTO 01/01/2003

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 | 4/13/2007 | TL |
| LIST | 4/13/2007 | TL |
| REVIEW | | |

| | | | |
|---|---|---|---|
| YEAR BLT | 1955 | SIZE ADJ | 1.015 |
| NET AREA | 1,437 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $214 | OVERALL | 1.070 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 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 | 3 | FOUN. WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 35 | W/W-VINYL | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | SOL | N | SOLARIUM | 160 | | 104.09 | 16,655 |
| B | BAS | L | BASE AREA | 884 | 1955 | 215.37 | 190,386 |
| C | EPA | N | ENCLOSED PORCH | 121 | | 89.35 | 10,812 |
| | USF | L | UPPER STORY FIN | 553 | 1955 | 119.50 | 66,084 |
| | CPC | O | CAPE CELLAR | 1 | | 4,100.90 | 4,101 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,567.00 | 9,567 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,312.75 | 9,251 |

TOTAL RCN 306,855

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

EFF.YR/AGE 1995 / 27

| | | | |
|---|---|---|---|
| COND | 24 | 24 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 24 | % GD | 76 |

RCNLD $233,200