Key: 8262

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,421

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOCKABY DENISE &	38.3-293-0	5 NANSET RD
JOHN A BATTISTA		
5 NANSET RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOCKABY DENISE &	02/12/2021	H	510,000	33786-259
DILLON LORRAINE J ESTATE	02/12/2021	F	1	33786-255/7
DILLON LORRAINE J	02/01/2007	F		21748-64

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	%
EXB-23-259	07/19/2023	15	INSULATE/WEA	7,000			100	100
EXB-21-15	01/11/2021	10	WOODSTOVE	2,500			100	100
11786	12/20/2011	10	WOODSTOVE	2,345	05/12/2014		100	100
07414	07/12/2007	4	DETACH.STRUC	800	04/17/2008	TL	100	100
05793	11/10/2005	3	ALT/RENO	8,000	03/16/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	11 1.00	100 1.00	100 1.00	589,250	2.01	A 1.00	BA+ 2.50			448,790

TOTAL	16,509 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

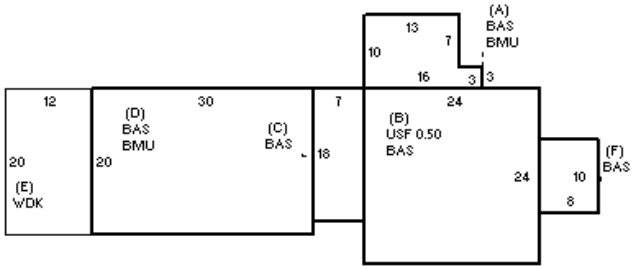
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	448,800	349,500
BUILDING	286,700	253,700
DETACHED	1,300	1,800
OTHER	0	0
TOTAL	**736,800**	**605,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 16		160	15.95	1,300

PHOTO 09/05/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/5/2002	TL
LIST	9/5/2002	TL
REVIEW	10/16/2008	DB

YEAR BLT	1920	SIZE ADJ	1.010
NET AREA	1,809	DETAIL ADJ	1.000
$NLA(RCN)	$209	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	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	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	739		47.42	35,044
+	BAS	L	BASE AREA	1,521	1920	188.99	287,461
B	USF	L	UPPER STORY FIN	288	1920	113.35	32,646
E	WDK	N	WOOD DECK	240		26.68	6,404
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN 377,212

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 $286,700