Key: 8354

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,515

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAHEY DANIEL J &	38.4-20-0	8 SYLVAN RD
VINCENZINA LAHEY		
91 THORNTON RD		
WALTHAM, MA 02453		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAHEY DANIEL J &	01/21/2022	QS	437,000	34846-205
NOWAK THOMAS H & MARY M N	11/09/2004	F	1	19225-197
NOWAK THOMAS H &		XX		03176-0348

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	%
		3	ALT/RENO		05/25/2023	TL	100	100
EXB-22-540	08/24/2022	15	INSULATE/WEA	3,358			100	100

LAND

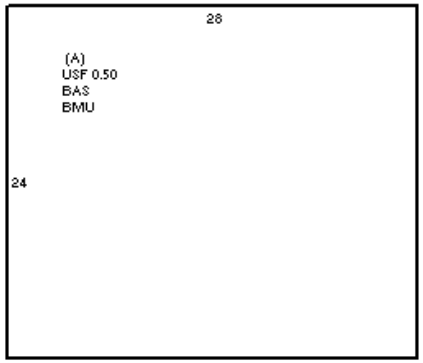
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,602	11 1.00	100 1.00	100 1.00	247,485	3.59	A 1.00	R06 1.05			175,480

TOTAL	8,581 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,500	155,300
BUILDING	214,000	156,500
DETACHED	0	0
OTHER	0	0
TOTAL	**389,500**	**311,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2023

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	10/11/2022	TL
LIST	10/11/2022	TL
REVIEW	5/25/2023	TL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0.5	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	1	HARDWOOD	1.02
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	BMU	N	BSMT UNFINISHED	672		51.86	34,851
A	BAS	L	BASE AREA	672	1950	232.40	156,171
A	USF	L	UPPER STORY FIN	336	1950	123.97	41,653
	BMF	N	BSMT FINISH	336		65.83	22,120

TOTAL RCN 254,794

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

EFF.YR/AGE 2003 / 19

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $214,000