Key: 8424

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,586

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARLSON LINDSEY, CHRISTOPHER C/O CARLSON LINDSEY G & PATRIC 12 OBSERVATORY LANE POCASSET, MA 02559	39.0-34-0	12 OBSERVATORY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARLSON LINDSEY G & PATRI	01/24/2023	F	1	35608-78
CARLSON LINDSEY, CHRISTOP	12/15/2021	QS	380,000	34750-349
DELLOT TIMOTHY J	08/10/1983	QS	57,500	3830-15

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-22-731	12/02/2022	15	INSULATE/WEA	3,162			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,890	11 1.00	100 1.00	100 1.00	235,700	2.49	A 1.00	R05 1.00			173,850

TOTAL	12,894 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

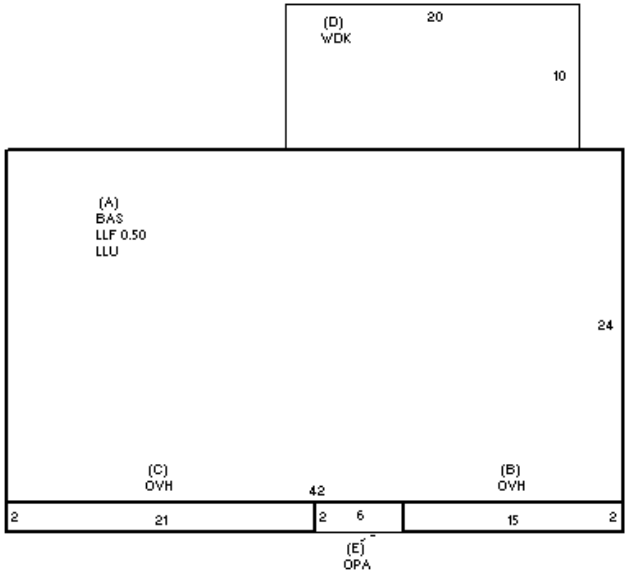
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	173,900	153,900
BUILDING	233,600	219,100
DETACHED	0	0
OTHER	0	0
TOTAL	**407,500**	**373,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 04/13/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/13/2023	SL
LIST	4/13/2023	VER
REVIEW	5/2/2023	TL

YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,584	DETAIL ADJ	1.000
$NLA(RCN)	$192	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,008		33.98	34,249
A	LLF	L	LOWER LEVEL FIN	504	1973	65.44	32,981
A	BAS	L	BASE AREA	1,008	1973	203.58	205,209
+	OVH	L	OVERHANG	72	1973	192.05	13,828
D	WDK	N	WOOD DECK	200		37.09	7,418
E	OPA	N	OPEN PORCH	12		100.83	1,210
	F11	O	FPL 1S 1OP	1		8,503.10	8,503

TOTAL RCN	303,397

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$233,600