

Key: 8953

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.154

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NEWMAN LAVERNE K TR LKN REALTY TRUST 26 MICHAEL RD POCASSET, MA 02559-2104				43.0-22-0				26 MICHAEL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEWMAN LAVERNE K TR				04/11/2014	F	100	28080-58				
NEWMAN LAVERNE K				04/11/2014	F		28080-55+56				
NEWMAN WILLIAM C &				06/02/1997	QS	145,000	10780-104				

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-22-242	05/06/2022	15	INSULATE/WEA	1,183			100	100
EXB-21-385	05/28/2021	3	ALT/RENO	2,400			100	100
14125	03/05/2014	15	INSULATE/WEA	125	07/03/2014		100	100
09277	06/24/2009	4	DETACH.STRUC	1,000	08/27/2009		100	100
02733	10/31/2002	6	FENCE	2,930	03/04/2003	TL	100	100

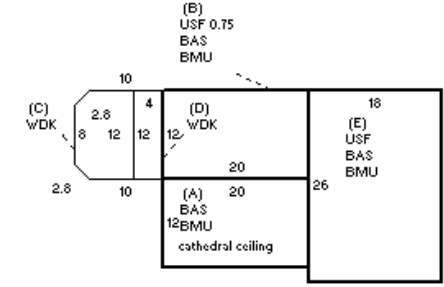
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,010	11	1.00	100	1.00	100	1.00		R08	1.15	212,780

TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	212,800	180,100			
Infl1	AVG		BUILDING	299,300	264,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				512,100	444,900			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
SHF	A	1.00	10 0.90 8 X 8			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2003	TL
MODEL	1		RESIDENTIAL	LIST	3/4/2003	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/4/2003	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1983	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	383,661	
NET AREA	1,596	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	948		44.86	42,526	CONDITION ELEM	CD	
\$NLA(RCN)	\$240	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	948	1983	243.95	231,265	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	648	1983	133.76	86,677	INTERIOR	A
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	188		43.03	8,090	KITCHEN	A	
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 10P	1		9,863.60	9,864	BATHS	A	
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,619.65	5,239	BATHS	A	
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02									HEAT	A	
FIXTURES	7	1.00		FUEL SOURCE	1	OIL	1.00									ELECT	A	
GARAGE CAPACITY	0	1.00		USE	0		1.00											
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1997 / 25	
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$299,300	