

Key: 9102

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.307

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CULHANE THOMAS & BONNIE TRS BONNIE KRAMER KULHANE 2017 TR 19 REDCOAT LANE LEXINGTON, MA 02420				43.1-96-0				35 SALT MARSH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULHANE THOMAS & BONNIE T				01/22/2020	F	100	(221701)				
CULHANE BONNIE ETUX				09/26/2008	O	365,000	(187005)				
ROBERTS RALPH A & JUNE RO				04/01/1996	XX		(140188)				

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	%
09115	04/06/2009	2	ADDITIONS		02/25/2019	TL	100	100
		2	ADDITIONS	280,000	04/29/2010	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	17,000	11	1.00	100	1.00	1.00	518,540	1.96	A	1.00	BA- 2.20	396,660

TOTAL	16,988 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE 15FT ROW	LAND		396,700	351,100		
Infl1	AVG		BUILDING		515,300	456,100		
N_Index	AVG		DETACHED		0	0		
		OTHER		0	0			
		TOTAL		912,000	807,200			

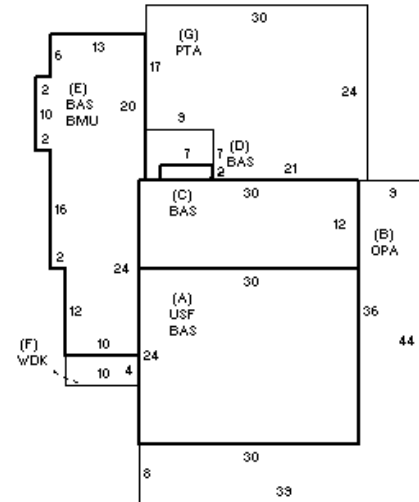
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/25/2019



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/25/2019	TL
MODEL	1		RESIDENTIAL	LIST	2/25/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	515,331
NET AREA	2,358	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	720	1964	198.15	142,671	CONDITION ELEM	CD
\$NLA(RCN)	\$219	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	720	1964	119.33	85,918	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	636		64.59	41,078	INTERIOR	V
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	918	2009	198.15	181,905	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	E	BMU	N	BSMT UNFINISHED	544		50.52	27,482	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	40		69.55	2,782	HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00	G	PTA	N	PATIO	657		14.92	9,805	ELECT	U
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,667.50	9,668		
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,337.22	14,023		

EFF. YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$515,330