Key: 9299

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,516

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYONS KEVIN E & KATHLEEN M TRS KEVIN & KATHLEEN LYONS REV TR 11 WINDSONG CIR POCASSET, MA 02559	43.2-57-0	11 WINDSONG CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYONS KEVIN E & KATHLEEN	06/29/2015	F	1	(206667)
LYONS KEVIN E &	08/18/1989	QS	66,000	(118275)

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		04/04/2023	SL	100	100
EXB-22-446	07/20/2022	3	ALT/RENO	20,450	04/04/2023	SL	100	100
20189	03/02/2020	15	INSULATE/WEA	3,450			100	100
900242	05/18/1990	1	NEW CONSTRUC	100,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,217	11 1.00	100 1.00	100 1.00	271,055	1.42	A 1.00	R08 1.15			222,180

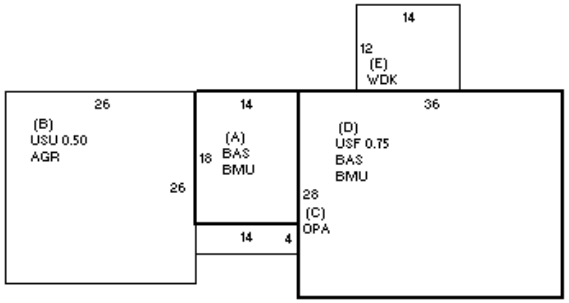
TOTAL	25,221 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	222,200	188,100
BUILDING	392,100	324,700
DETACHED	0	0
OTHER	0	0
TOTAL	**614,300**	**512,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/22/2023



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	3/22/2023	SL
LIST	4/4/2023	VER
REVIEW	9/26/2023	RP

YEAR BLT	1990	SIZE ADJ	1.005
NET AREA	2,016	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	13	HARDWOOD-W/W	1.00
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
+	BMU	N	BSMT UNFINISHED	1,260		35.00	44,095
+	BAS	L	BASE AREA	1,260	1990	205.92	259,465
B	AGR	N	ATT GARAGE	676		63.68	43,050
B	USU	N	UPPER STORY UNF	338		51.31	17,342
C	OPA	N	OPEN PORCH	56		83.96	4,702
D	USF	L	UPPER STORY FIN	756	1990	119.11	90,048
E	WDK	N	WOOD DECK	168		38.31	6,437
	F21	O	FPL 2S 1OP	1		9,649.80	9,650
	FIX	O	XTRA FIXTURES	4		2,332.75	9,331

TOTAL RCN	484,120

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

EFF.YR/AGE	2000 / 22		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$392,100