Key: 9353

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.569

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEMAN CAROL A 27 HOGAN DR MASHPEE, MA 02649	43.3-54-0	26 WABASH AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEMAN CAROL A	07/17/1992	H	1	08117-00235
LEMAN CAROL		XX		N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

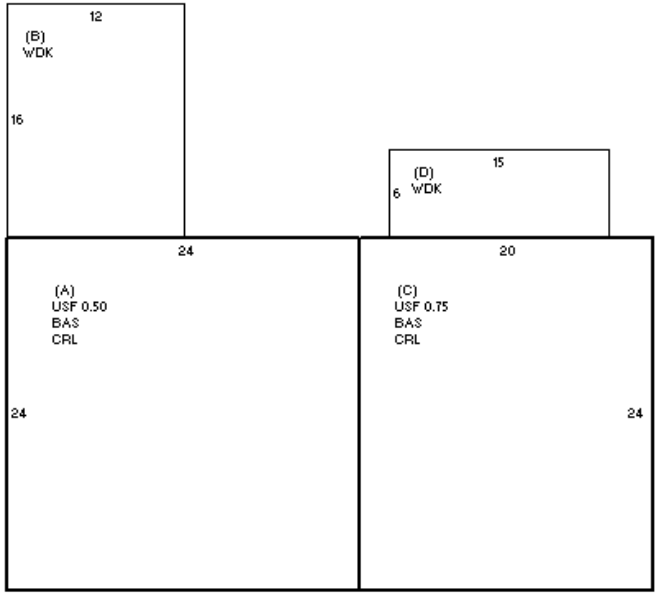
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-201	08/19/2020	15	INSULATE/WEA	3,099			100	100
19990	10/11/2009	15	INSULATE/WEA	3,035			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	11 1.00	100 1.00	100 1.00	659,960	2.76	A 1.00	HCG 2.80			480,670

TOTAL	11,500 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	REAR MARSH VIEWS		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	480,700	425,400
BUILDING	258,400	228,600
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**740,300**	**655,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	10 X 12		120	16.42	1,200

PHOTO 04/30/2012

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	9/11/2008	SAL
LIST	9/11/2008	EST
REVIEW	9/13/2008	KEO

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,704	DETAIL ADJ	1.000
$NLA(RCN)	$197	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,056		21.99	23,224
+	BAS	L	BASE AREA	1,056	1978	207.46	219,075
+	USF	L	UPPER STORY FIN	648	1978	117.51	76,145
+	WDK	N	WOOD DECK	282		27.99	7,893
	FIX	O	XTRA FIXTURES	4		2,301.35	9,205

TOTAL RCN	335,543

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		$258,400