

Key: 9484

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.705

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| LYONS THOMAS L TR LYONS 66 WAMSUTTA AVE REALTY TRUST 71 WAMSUTTA AVE POCASSET, MA 02559 | | | | 43.3-209-0 | | | | 66 WAMSUTTA AVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LYONS THOMAS L TR LYONS | | | | 12/13/2012 | F | 1 | 26946-114 | | | | |
| LYONS SARAH P & THOMAS L | | | | 06/04/2004 | N | 345,000 | 18678-3 | | | | |
| WIELER WILLIAM E | | | | 03/18/1998 | A | 72,000 | 11294-51 | | | | |

| 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 | % |
| 19781 | 08/22/2019 | 15 | INSULATE/WEA | 3,964 | | | 100 | 100 |
| 14401 | 05/29/2014 | 4 | DETACH.STRUC | | 08/26/2014 | | 100 | 100 |
| 990020 | 01/11/1999 | 4 | DETACH.STRUC | 2,500 | 11/20/1999 | MS | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 7,200 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 518,540 | 4.23 | A | 1.00 | BA- | 2.20 | | | 362,830 |

| TOTAL | 7,187 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | POC | NOTE | LAND | 362,800 | 321,100 | | | |
| Infl1 | AVG | | BUILDING | 172,400 | 152,600 | | | |
| N_Index | AVG | | DETACHED | 4,000 | 3,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 539,200 | 477,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-------------|-------|-----------|-------|
| SHF | + | 1.10 | A 0.75 | 8 X 10 & 14 | 332 | 16.23 | 4,000 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 8/25/2004 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/25/2004 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 8/25/2004 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1900 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 943 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | + | BAS | L | BASE AREA | 841 | 1900 | 200.25 | 168,408 |
| \$NLA(RCN) | \$241 | OVERALL | 0.990 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | USF | L | UPPER STORY FIN | 102 | 1900 | 111.11 | 11,333 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 85 | | 72.58 | 6,169 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | EPA | N | ENCLOSED PORCH | 220 | | 65.87 | 14,492 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | E | PTA | N | PATIO | 225 | | 13.73 | 3,089 |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | F | WDK | N | WOOD DECK | 133 | | 39.91 | 5,308 |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | CPC | O | CAPE CELLAR | 1 | | 3,813.00 | 3,813 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,096.60 | 8,097 |
| | | | | USE | 0 | | 1.00 | | FIX | O | XTRA FIXTURES | 1 | | 2,150.90 | 2,151 |
| | | | | | | | | | MST | O | MAS/METAL STACK | 1 | | 4,030.10 | 4,030 |

| TOTAL RCN | 226,889 | CONDITION ELEM | CD |
|------------|-----------|----------------|------------|
| | | EXTERIOR | A |
| | | INTERIOR | A |
| | | KITCHEN | A |
| | | BATHS | A |
| | | HEAT | A |
| | | ELECT | A |
| EFF.YR/AGE | 1995 / 27 | COND | 24 24 % |
| | | FUNC | 0 |
| | | ECON | 0 |
| | | DEPR | 24 % GD 76 |
| RCNLD | | | \$172,400 |

