Key: 9933

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,166

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLYER STEPHEN R &	44.2-94-0	45 LAKE DR
ROBERT A COLLYER III		
PO BOX 280		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLYER STEPHEN R &	04/11/2005	F	1	19707-151
COLLYER ROBERT A	08/07/1998	F	40,000	11623-250

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

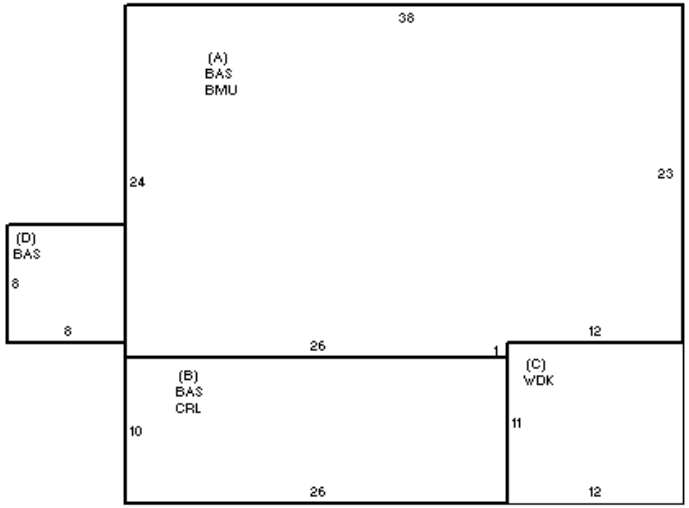
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-293	05/16/2022	15	INSULATE/WEA	3,431			100	100
18582	07/12/2018	3	ALT/RENO	6,000			100	100
08120	04/07/2008	3	ALT/RENO	1,400	06/17/2009		100	100
990310	06/03/1999	2	ADDITIONS	32,000	11/18/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,200	11 1.00	100 1.00	100 1.00	318,195	3.38	A 1.00	PGD 1.35			226,880

TOTAL	9,191 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	OBSTRUCTED VIEW (TREES) OF PICTURE LAKE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	226,900	185,900
BUILDING	236,600	209,400
DETACHED	0	0
OTHER	0	0
TOTAL	463,500	395,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/09/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/9/2001	EB
LIST	5/11/2001	EB
REVIEW	8/7/2018	TL

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,224	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	900		36.64	32,977
B	CRL	N	BSMT CRAWL	260		34.42	8,950
B	BAS	L	BASE AREA	260	1999	188.89	49,112
C	WDK	N	WOOD DECK	132		39.71	5,241
+	BAS	L	BASE AREA	964	1956	188.89	182,093

TOTAL RCN 278,374

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

EFF.YR/AGE 2004 / 18

COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85

RCNLD $236,600