

Key: 9941

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.174

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
NOONAN ROBERT E & ELEANOR J NOONAN 22 LORING ROAD WINTHROP, MA 02152-2317		44.2-102-0	1 LAKE DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
			XX		04201-00320

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	%
16459	06/06/2016	9	DECK	15,400	06/21/2022	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	8,364	11	1.00	100	1.00	100	1.00	318,195	3.68	A	1.00	PGD	1.35				225,110

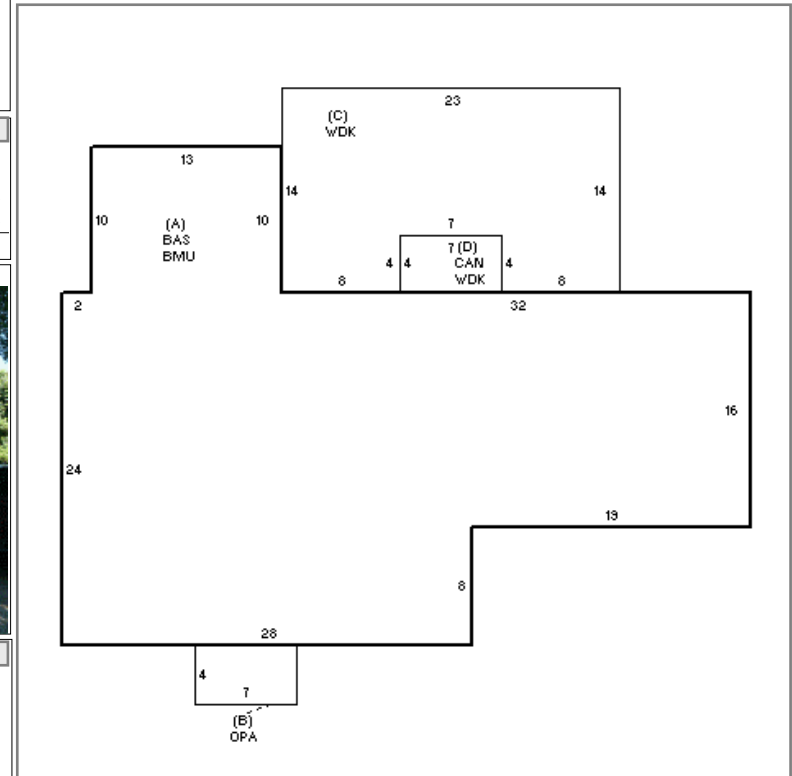
TOTAL	8,364 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	225,100	184,500			
Infl1	AVG		BUILDING	212,200	187,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		437,300	372,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 8X10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/21/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1942	SIZE ADJ	1.015
NET AREA	1,106	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	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	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	1,106		37.38	41,344
A	BAS	L	BASE AREA	1,106	1942	196.79	217,654
B	OPA	N	OPEN PORCH	28		83.51	2,338
+	WDK	N	WOOD DECK	322		21.90	7,051
D	CAN	N	CANOPY	28		13.99	392
F11	O		FPL 1S 1OP	1		8,219.70	8,220
FIX	O		XTRA FIXTURES	1		2,183.60	2,184

TOTAL RCN	279,182
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	\$212,200