Key: 9948

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,181

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLEMING DAVID T ETUX ILONA JOANNE CORSANO 26 LAKE DR POCASSET, MA 02532	44.2-109-0	26 LAKE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLEMING DAVID T ETUX	03/12/2009	F	10	23522-121
FLEMING DAVID T	03/22/2001	QS	184,900	13656-135
HAYES CHRISTOPHER F ET AL	05/06/1994	F	75,000	9180-048

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

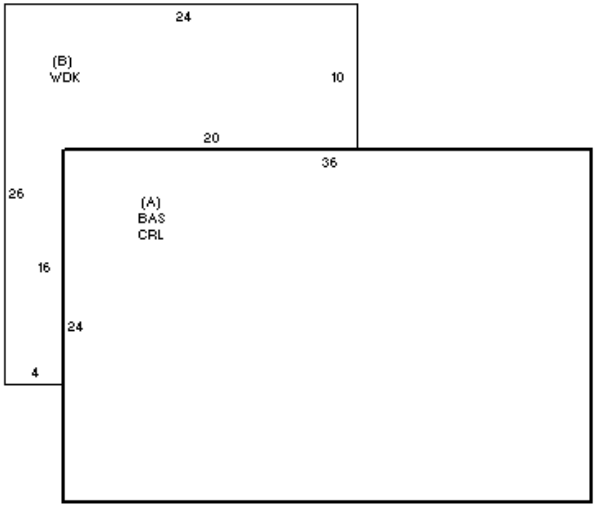
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13748	10/28/2013	3	ALT/RENO	3,870			100	100
920450	08/19/1992	2	ADDITIONS	10,000	06/15/1995	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	341,765	3.84	A 1.00	PEX 1.45			240,960

TOTAL	8,015 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	LAKE FRONT		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	241,000	213,300
BUILDING	143,900	127,400
DETACHED	1,600	1,500
OTHER	0	0
TOTAL	**386,500**	**342,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	16X8		128	16.42	1,600

PHOTO 10/22/2001

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	3/14/2017	TL
LIST	3/14/2017	EST
REVIEW	3/14/2017	TL

YEAR BLT	1954	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	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	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	864		19.72	17,037
A	BAS	L	BASE AREA	864	1954	192.16	166,024
B	WDK	N	WOOD DECK	304		20.70	6,292

TOTAL RCN	189,352

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			$143,900