**Key: 9955**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,188

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| OBRIEN ROBERT J ETUX<br>LAUREL OBRIEN<br>70 LAKE DR<br>POCASSET, MA 02559 | 44.2-118-0 | 70 LAKE DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| OBRIEN ROBERT J ETUX | 05/01/2007 | QS | 350,000 | 21989-303 |
| WIGON MILDRED L AS GENERA | 05/01/2007 | F | 1 | 21989-301 |
| WIGON MILDRED L ETALS TRS | 01/11/2001 | F | | 13481-137 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

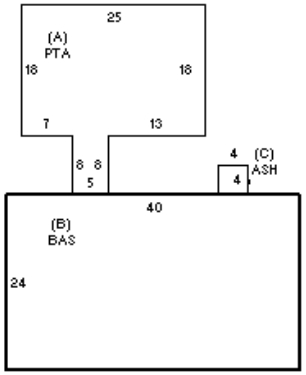
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,900 | 11 1.00 | 100 1.00 | 100 1.00 | 341,765 | 1.53 | A 1.00 | PEX 1.45 | | | 274,860 |

| TOTAL | 22,900 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 274,900 | 243,300 |
| BUILDING | 179,900 | 159,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **454,800** | **402,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 12/31/2002

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 | 7/25/2008 | DB |
| LIST | 5/4/1990 | ISP |
| REVIEW | 7/25/2008 | DB |

| | | | |
|---|---|---|---|
| YEAR BLT | 1958 | SIZE ADJ | 1.020 |
| NET AREA | 960 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $247 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 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 | 6 | SHAKES | 1.05 |
| 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | PTA | N | PATIO | 490 | | 14.15 | 6,932 |
| B | BAS | L | BASE AREA | 960 | 1958 | 206.32 | 198,063 |
| C | ASH | N | ATT SHED | 16 | | 25.88 | 414 |
| | BMU | N | BSMT UNFINISHED | 480 | | 47.89 | 22,988 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,341.90 | 8,342 |

TOTAL RCN 236,739

| 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 $179,900