

Key: 9958

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.191

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BOYD STEPHEN & LYNNE I EMMONS-BOYD 61 LAKE DR POCASSET, MA 02559				44.2-121-0				61 LAKE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYD STEPHEN & BOYD STEPHEN				02/27/2006	F	100	20769-245				
FLEET MORTGAGE CORP				10/13/1999	S	110,000	12599-117				
				07/27/1999	L	1	12434-23				

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-22-594	09/09/2022	15	INSULATE/WEA	3,485			100 100
15230	04/15/2015	14	SOLAR	9,500	05/06/2015		100 100
09372	08/10/2009	3	ALT/RENO	4,000	11/19/2009	TL	100 100
05584	08/24/2005	2	ADDITIONS	28,000	07/25/2008	DB	100 100
950249	06/01/1995	4	DETACH.STRUC	180	11/12/1996	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	318,195	3.84	A	1.00	PGD	1.35			224,340

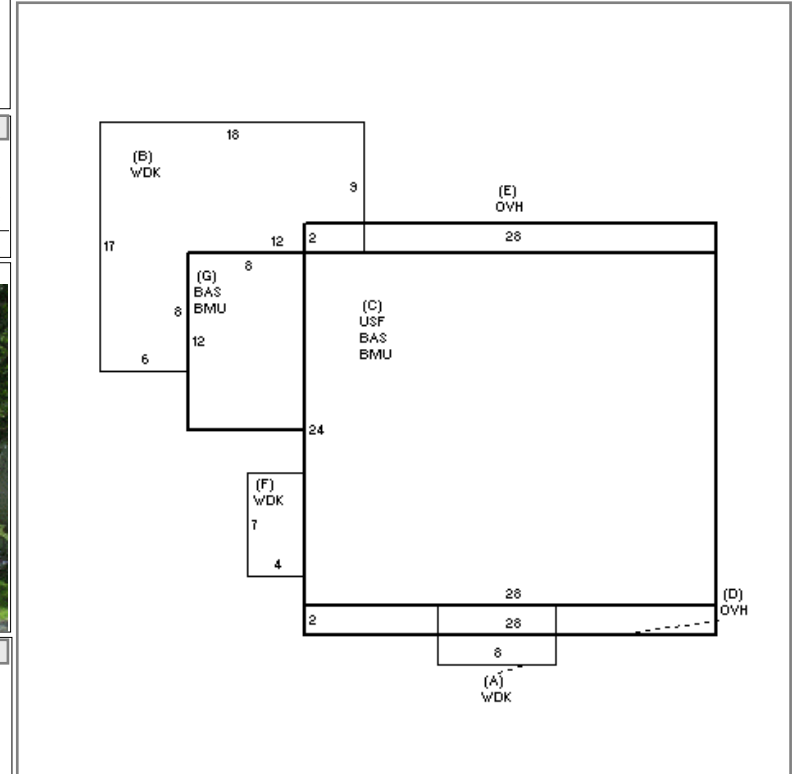
TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	224,300	183,800			
Infl1	AVG		BUILDING	272,000	240,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				496,300	424,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	10 0.90 8X10			0.00	



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2008	DB
MODEL	1		RESIDENTIAL	LIST	7/25/2008	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/25/2008	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,552	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$214	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	8		1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	9		1.00	FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	331,678
+	WDK	N	WOOD DECK	270		28.02	7,564	CONDITION ELEM	CD
+	BMU	N	BSMT UNFINISHED	768		49.79	38,241	EXTERIOR	A
+	BAS	L	BASE AREA	768	1970	223.13	171,362	INTERIOR	A
C	USF	L	UPPER STORY FIN	672	2005	117.62	79,040	KITCHEN	A
+	OVH	L	OVERHANG	112	2005	195.90	21,940	BATHS	A
	FIX	O	XTRA FIXTURES	4		2,303.50	9,214	HEAT	A
	MST	O	MAS/METAL STACK	1		4,317.10	4,317	ELECT	A

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$272,000