

Town of Bourne, MA

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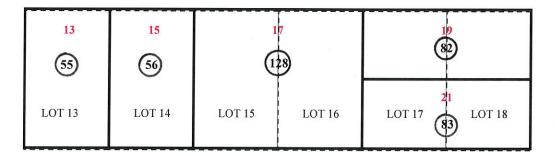
THE DIFFERENCE BETWEEN A LOT AND A PARCEL

LOT and PARCEL are often used interchangeably. However, there is a difference. In simplest language, a PARCEL is a quantity of land identified for taxation purposes, while a LOT is a recognized subdivision of property with a written legal description that addresses permissions or constraints upon its development.

In the illustration below, the solid lines represent parcels while the dotted lines reference lots within a parcel. The **BLACK** numbers indicate lots, the **CIRCLED BLACK** numbers indicate parcel numbers, while the **RED** numbers identify house numbers. It is common for a lot and a parcel to share the same space and have common boundaries, but this is not always the case. For instance, it is possible for a parcel to have more than one lot, or portions of lots, as the illustration shows.

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
43)		115		47	48)
14		16		18	20

TYPICAL STREET



LEGAL LOT OF RECORD

- (a) a LOT that is part of a documented subdivision, the map of which has been recorded in the Barnstable County Registry of Deeds, or
- (b) a LOT or PARCEL of land described by metes and bounds, the description of which has been recorded in the Barnstable County Registry of Deeds, consistent with and in compliance with Zoning Regulations in effect at the time of said recording.