

Key: 1156

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.165

LEGALS

LAND

DETACHED

BUILDING

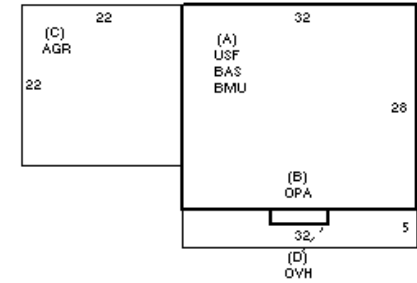
CURRENT OWNER		PARCEL ID	LOCATION		
BROCHU ERIC M AND LORETTA L BROCHU 7 SIR LANCELOT DR BUZZARDS BAY, MA 02532-2382		6.0-236-0	7 SIR LANCELOT DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		BROCHU ERIC M AND	01/16/1998	O	141,500 11172-255

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-21-150	03/09/2021	15	INSULATE/WEA	2,741			100 100
980303	06/05/1998	4	DETACH.STRUC	1,000	03/11/1999	JS	100 100
970394	08/05/1997	1	NEW CONSTRUC	55,000	12/30/1997	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000 3	1.00	100	1.00	100	1.00	212,130	2.18	A	1.00	R05 0.90	159,450

TOTAL	14,985 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	159,500	156,800			
Infl1	AVG		BUILDING	312,300	279,800			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	473,600	438,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 ESTIMATED		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	9/5/2017	TL
MODEL	1		RESIDENTIAL	LIST	9/5/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/5/2017	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,834	DETAIL ADJ	1.000
\$NLA(RCN)	\$210	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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	896		37.57	33,660
A	BAS	L	BASE AREA	896	1997	204.29	183,047
A	USF	L	UPPER STORY FIN	896	1997	110.90	99,368
B	OPA	N	OPEN PORCH	160		67.33	10,773
C	AGR	N	ATT GARAGE	484		63.67	30,817
D	OVH	L	OVERHANG	16	1997	186.59	2,986
	OVH	L	OVERHANG	26	1997	186.58	4,851
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	5		2,193.92	10,970

TOTAL RCN	385,546
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$312,300