

Key: 1526

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.528

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LAVALLEE MICHAEL D & MARIANN LAVALLEE				7.3-101-0				38 DIANDY RD				
38 DIANDY RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SAGAMORE BEACH, MA 02562				LAVALLEE MICHAEL D & DONOVAN SHIRLEY F				11/29/2021	QS	520,000	34699-88	
				DONOVAN SHIRLEY F				09/28/2012	F	100	26718-267	
								03/21/2002	X	14955-112		

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	%
E-23-790	10/24/2023	3	ALT/RENO	3,600			0	0
B-23-285	10/12/2023	3	ALT/RENO	50,406			0	0
EXB-23-586	09/12/2023	14	SOLAR	30,982			100	100
EXB-23-44	01/25/2023	3	ALT/RENO	1,716			0	0
EXB-22-56	02/03/2022	3	ALT/RENO	6,515			100	100

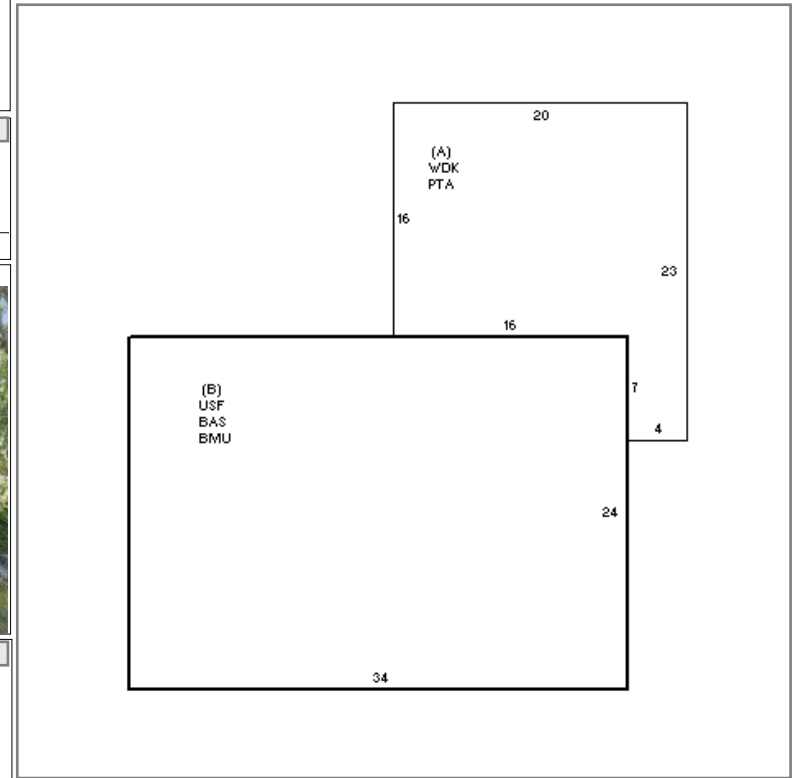
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	24,500	1	1.00	100	1.00	100	1.00	259,270	1.45	A	1.00	R04	1.10			211,270

TOTAL	24,481 SF	ZONING	1	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	211,300	187,000			
Infl1	AVG		BUILDING	251,100	222,200			
N_Index	AVG		DETACHED	27,000	21,400			
			OTHER	0	0			
			TOTAL	489,400	430,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12 X 12	144	16.42	2,100
GFU	A	1.00	10 0.90	24 X 28	672	41.10	24,900



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2021	NMP
MODEL	1		RESIDENTIAL	LIST	10/18/2021	RP
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/18/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	348		14.56	5,066
EXT COVER	1	WOOD SHINGLE	1.02	A	WDK	N	WOOD DECK	348		22.87	7,958
ROOF SHAPE	3	GAMBREL	1.00	B	BMU	N	BSMT UNFINISHED	816		39.04	31,856
ROOF COVER	1	ASP/COMP SHIN	1.00	B	BAS	L	BASE AREA	816	1973	212.30	173,240
FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	816	1973	115.25	94,045
INT. FINISH	2	DRYWALL	1.00	B	F21	O	FPL 2S 1OP	1		9,430.90	9,431
HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	2		2,279.85	4,560	
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	326,155
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$251,100