Key: 16189

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12,089

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAPORTE ROGER & LYNN TRS THE LAPORTE FAMILY TRUST PO BOX 6 BUZZARDS BAY, MA 02532-0006	5.0-47-0	49 CLARISSA JOSEPH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAPORTE ROGER & LYNN TRS	02/22/2010	F	1	(190767)
LAPORTE ROGER M ETUX	03/25/2003	B	86,000	(168659)
OLD CENTRE HOMES INC	03/19/2003	B	225,000	(168613)

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-23-42	02/08/2023	14	SOLAR	29,838			100	100
17654	08/17/2017	4	DETACH.STRUC	200	04/30/2018		100	100
14946	11/05/2014	10	WOODSTOVE	100	04/30/2018		100	100
10048	02/22/2010	4	DETACH.STRUC	1,000	08/19/2013	DB	100	100
04189	03/29/2004	4	DETACH.STRUC	5,000	06/19/2007	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	80,000	3	1.00	100	1.00	100	1.00	212,130	0.64	A	1.00	R05	0.90			251,240
300	A	3.526	3	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R05	0.90			51,730

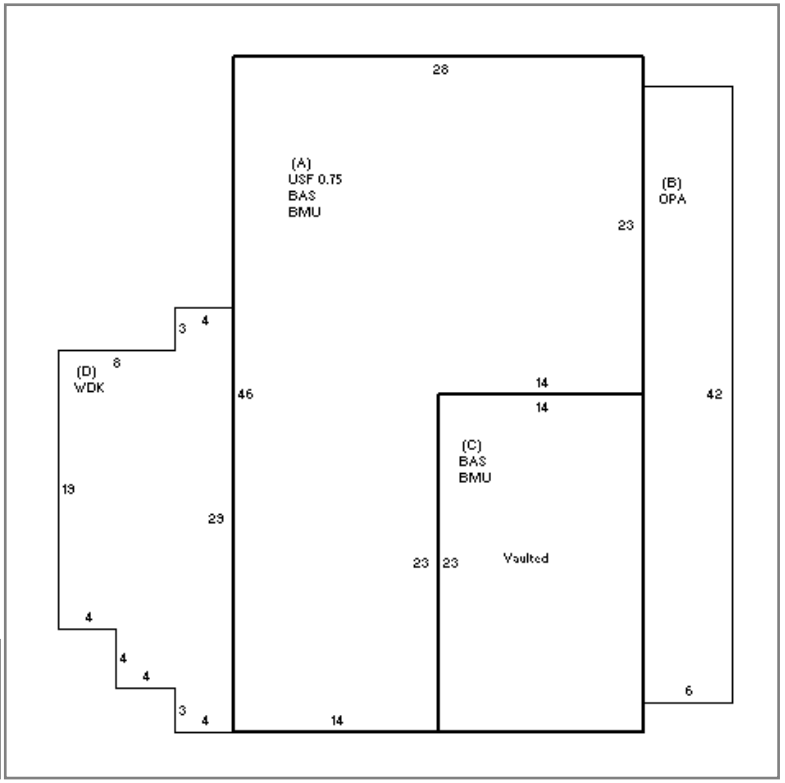
TOTAL	5.363 Acres	ZONING	2	FRNT	221
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	303,000	297,800
BUILDING	399,600	399,200
DETACHED	46,900	39,500
OTHER	0	0
TOTAL	**749,500**	**736,500**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	V	1.30	10	0.90	30X30	2005	900	45.02	36,500
SHF	A	1.00	10	0.90	16X24	2012	384	14.76	5,100
SHF	A	1.00	10	0.90	8 X 12			0.00	
SHF	A	1.00	10	0.90	20X20		400	14.76	5,300
SHF	A	1.00	10	0.90	8X8	2018		0.00	

PHOTO 10/21/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/21/2022	SL
LIST	10/21/2022	SL
REVIEW	10/21/2022	SL

YEAR BLT	2003	SIZE ADJ	1.005
NET AREA	2,013	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	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	2	CLAPBOARD	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,288		35.00	45,075
+	BAS	L	BASE AREA	1,288	2003	205.93	265,231
A	USF	L	UPPER STORY FIN	725	2003	119.11	86,357
B	OPA	N	OPEN PORCH	252		64.47	16,247
D	WDK	N	WOOD DECK	284		28.37	8,057
	F21	O	FPL 2S 1OP	1		9,649.80	9,650
	FIX	O	XTRA FIXTURES	6		2,332.95	13,998
	MST	O	MAS/METAL STACK	1		4,371.90	4,372

TOTAL RCN	448,985

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2008 / 14	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$399,600