

Key: 29

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 28

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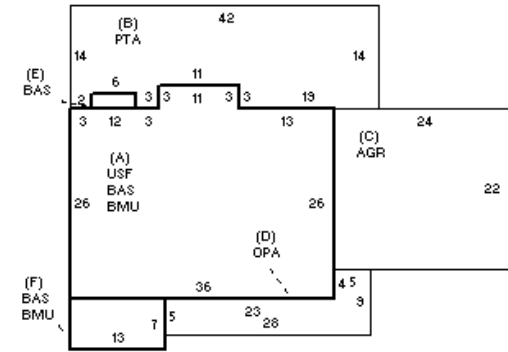
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CURRENT OWNER								PARCEL ID			LOCATION				
LAVACCA WILLIAM J ETUX ELAINE LAVACCA 12 CLAPP LN SAGAMORE BEACH, MA 02562								1.0-8-0			12 CLAPP LN				
								TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
								LAVACCA WILLIAM J ETUX			02/21/2014	QS	358,000	27997-289	
SMITH PAUL J ETUX			08/28/2003	QS	452,000	17548-64									
PORAZZO KENNETH E &			07/30/1998	QS	189,000	11604-141									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	30,742 1	1.00	100	1.00	259,270	1.21	A	1.00	R04	1.10	222,040			

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-23-619	09/21/2023	3	ALT/RENO	32,340				0
17765	09/20/2017	4	DETACH.STRUC	3,000	03/22/2018	TL	100	100
16634	07/27/2016	4	DETACH.STRUC	1,700	08/30/2016		100	100
16635	07/27/2016	4	DETACH.STRUC	3,054	08/30/2016		100	100
12481	07/17/2012	3	ALT/RENO	10,600	08/06/2013	DB	100	100

TOTAL	30,753 SF	ZONING	1	FRNT	187	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	222,000	196,500
Infl1	AVG		BUILDING	466,300	412,600			
N_Index	AVG		DETACHED	3,300	2,800			
			OTHER	0	0			
						TOTAL	691,600	611,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12 X 16	2017	192	19.14	3,300



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/2/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1994	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	555,080
NET AREA	2,041	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,060		48.10	50,986		
\$NLA(RCN)	\$272	OVERALL	1.250	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	969	1994	142.00	137,595		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	543		17.93	9,739		
STORIES	2	1.00		ROOF COVER	6	TILE	1.20	C	AGR	N	ATT GARAGE	528		81.52	43,045		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	160		86.21	13,793		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,072	1994	253.22	271,447		
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1		11,619.60	11,620			
BATHS	2	1.00		FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	6		2,809.17	16,855			
FIXTURES	11	1.00		USE	0		1.00										
GARAGE CAPACITY	2	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	2003 / 19
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$466,300

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