

Key: 3522

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.564

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LECLAIR ALFRED A & C/O LECLAIR ALFRED & ANNMARIE 7 ELECTRIC AVE BUZZARDS BAY, MA 02532				19.3-87-0				7 ELECTRIC AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LECLAIR ALFRED & ANNMARIE				09/01/2023	F	1	35971-34				
LECLAIR ALFRED A &				09/06/2002	F		15563-137				
LECLAIR ALFRED A				10/12/2001	QS	165,000	14323-295				

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	%
18536	06/20/2018	15	INSULATE/WEA	6,000				
02641	09/18/2002	3	ALT/RENO	17,500	01/23/2003	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,500 4		100	1.00	318,195	5.45	A	1.00	BGD	1.35	219,040

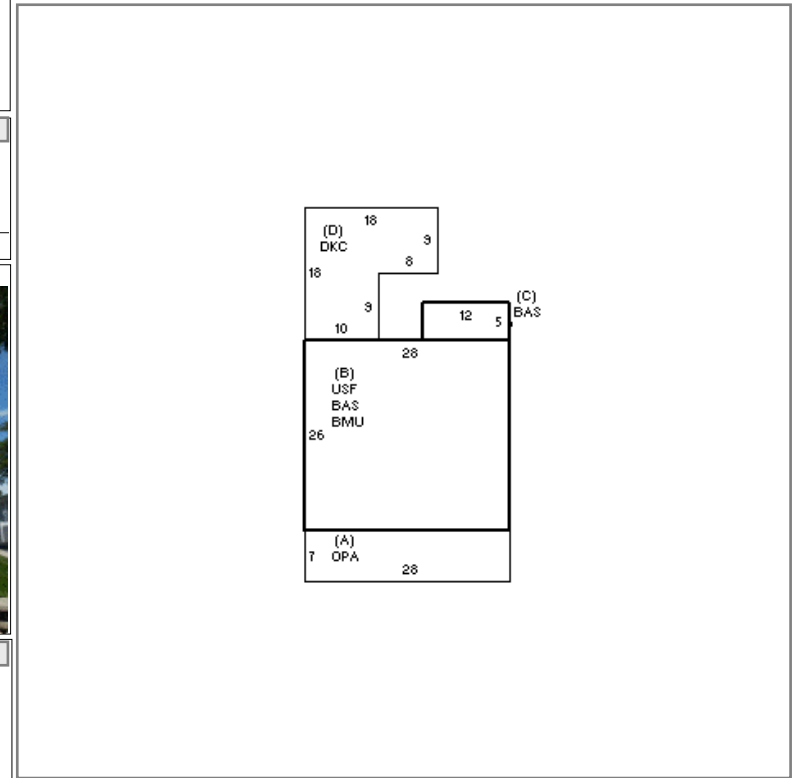
TOTAL	5,489 SF	ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	219,000	193,900	
Infl1	AVG		BUILDING	267,800	236,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	486,800	430,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 10X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/27/2022	REF
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/27/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,516	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	196		69.97	13,714
\$NLA(RCN)	\$221	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	728		49.28	35,877
				ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	728	1925	116.41	84,747
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	788	1925	220.84	174,019
				FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	252		67.22	16,940
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,430.90	9,431
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	334,727
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$267,800