

Key: 3581

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.632

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MOOS KATHLEEN A 43 LAFAYETTE AVENUE BOURNE, MA 02532				19.3-147-0				43 LAFAYETTE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOOS KATHLEEN A				06/25/2019	F	1	32112-1				
MOOS DAVID &				07/25/2001	F	1	14074-173				
MOOS DAVID &				09/14/1990	QS	120,000	7292-318				

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-23-664	10/12/2023	3	ALT/RENO	11,991			0 0
13082	02/13/2013	2	ADDITIONS		04/09/2015	TL	100 100
12693	09/27/2012	2	ADDITIONS	95,000	04/09/2015	TL	100 100
05183	03/28/2005	3	ALT/RENO	2,175	08/23/2007	DB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,350 4	1.00	100	1.00	100	1.00	235,700	4.15	A	1.00	R02 1.00	165,160
TOTAL		7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS				
Nbhd	BBAY	NOTE	LAND	165,200	116,900								
Infl1	AVG		BUILDING	270,500	239,300								
N_Index	AVG		DETACHED	700	600								
			OTHER	0	0								
TOTAL				436,400	356,800								

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	M	0.70 50 0.50	9 X 14		126	11.50	700	04/13/2015



BUILDING	CD	ADJ	DESC	MEASURE	4/9/2015	MR
MODEL	1		RESIDENTIAL	LIST	4/9/2015	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/16/2016	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1917	SIZE ADJ	1.015
NET AREA	1,464	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		1	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BAS	L	BASE AREA	921	1917	224.02	206,325
B	AGR	N	ATT GARAGE	276		78.85	21,762
+	USF	L	UPPER STORY FIN	180	2013	124.30	22,375
D	BMU	N	BSMT UNFINISHED	484		52.00	25,169
D	USF	L	UPPER STORY FIN	363	1917	124.30	45,122
G	PTA	N	PATIO	360		15.36	5,530
H	ENT	N	ENCLOSED ENTRY	48		95.51	4,584
	FIX	O	XTRA FIXTURES	3		2,405.87	7,218

TOTAL RCN	338,085
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 1999 / 23	
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$270,500

