

Key: 3583

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.634

LEGAL

LAND

DETACHED

BUILDING

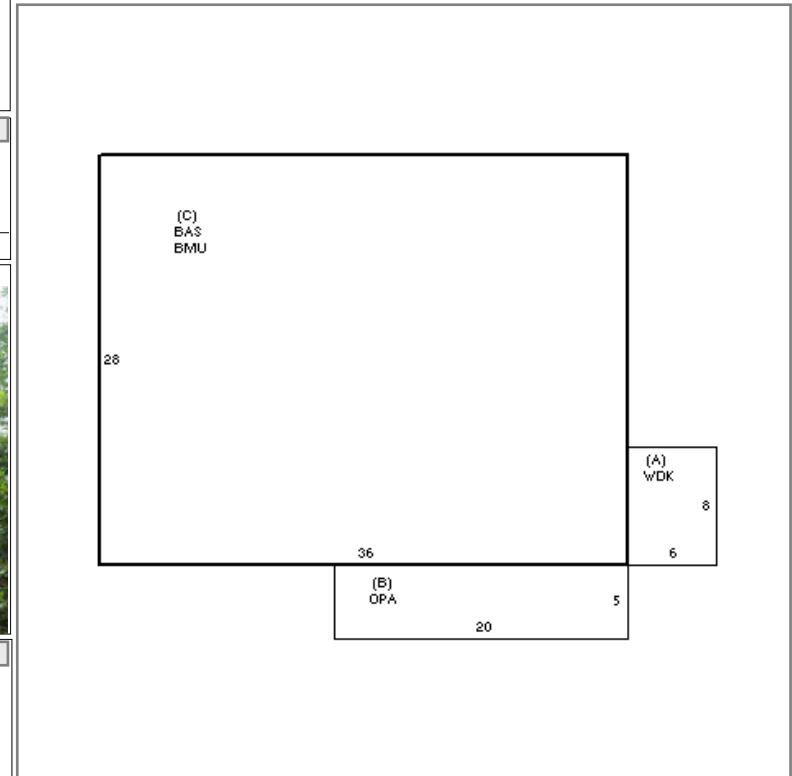
| CURRENT OWNER | | PARCEL ID | LOCATION | |
|--|--|---------------------|------------------|-------------------------|
| THEODORE CAROLE M & MICHAEL A THEODORE | | 19.3-150-0 | 40 LAFAYETTE AVE | |
| 40 LAFAYETTE ST BUZZARDS BAY, MA 02532-3147 | | TRANSFER HISTORY | DOS | SALE PRICE BK-PG (Cert) |
| | | THEODORE CAROLE M & | XX | 03842-0243 |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---------------------|--------------------------|---------------|----------------------|----------------|------|--------|------------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | % |
| EXB-23-338 19076 | 05/31/2023 02/07/2019 | 3 3 | ALT/RENO ALT/RENO | 1,987 7,700 | | | 100 100 |

| 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 | 188,400 | 166,700 | | | |
| N_Index | AVG | | DETACHED | 1,500 | 1,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 355,100 | 285,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 50 0.50 | 12 X 16 | | 192 | 15.95 | 1,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/1/2022 | SL |
|----------|----|------|-------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/1/2022 | SL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 8/1/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1977 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,008 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$243 | OVERALL | 0.970 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 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 | |

| 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 | 35 | W/W-VINYL | 1.00 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | WDK | N | WOOD DECK | 48 | | 62.42 | 2,996 |
| B | OPA | N | OPEN PORCH | 100 | | 70.76 | 7,076 |
| C | BMU | N | BSMT UNFINISHED | 1,008 | | 35.90 | 36,189 |
| C | BAS | L | BASE AREA | 1,008 | 1977 | 189.00 | 190,512 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,894.10 | 7,894 |

| TOTAL RCN | 244,668 |
|----------------|------------|
| 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 | \$188,400 |