Key: 4489

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,574

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACUCH PAUL E ET UX JANET S MACUCH 4 VIRGINIA DRIVE LAKEVILLE, MA 02347	23.1-117-0	3 CENTRAL PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACUCH PAUL E ET UX	05/17/2017	QS	273,200	30494-33
SABOURIN ROGER M &	06/01/1990	QS	127,000	7180-174

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	%
15564	07/08/2015	14	SOLAR	10,000			100	100
03251	05/02/2003	3	ALT/RENO	2,000	06/01/2004	TL	100	100
950093	03/10/1995	3	ALT/RENO	2,500	11/15/1996	PAM	100	100
		13	OTHER				100	100

LAND

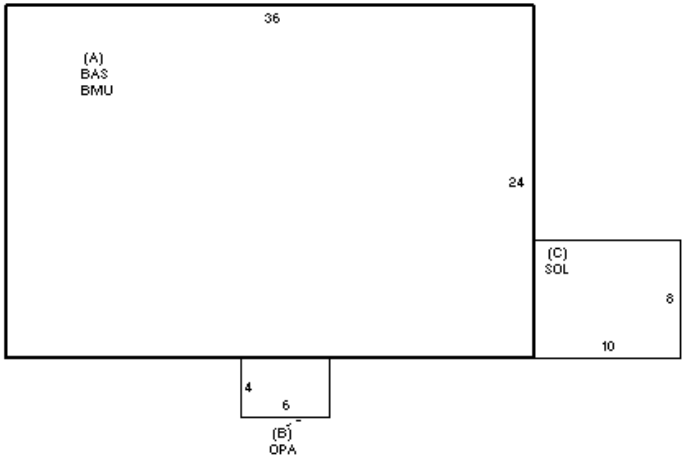
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,580	5 1.00	100 1.00	100 1.00	259,270	3.25	A 1.00	R07 1.10			185,520

TOTAL	9,583 SF	ZONING	1	FRNT	70

Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	185,500	186,600
BUILDING	171,900	152,200
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**358,900**	**340,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X10		100	16.90	1,500

PHOTO 09/05/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/5/2018	TL
LIST	9/5/2018	EST
REVIEW	8/30/2019	RP

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		36.82	31,815
A	BAS	L	BASE AREA	864	1956	200.25	173,014
B	OPA	N	OPEN PORCH	24		96.02	2,304
C	SOL	N	SOLARIUM	80		110.64	8,851
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	226,232

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$171,900