

Key: 4526

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.611

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CURRENT OWNER				PARCEL ID				LOCATION			
NOONAN ERICA 25 LAFAYETTE AVE BUZZARDS BAY, MA 02532				23.2-4-0				25 LAFAYETTE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOONAN ERICA				12/28/2022	QS	370,000	35564-142				
PRETE MALEE N				03/23/2004	QS	217,800	18350-105				
PESATURO THOMAS P &				03/11/1996	QS	65,000	10095-16				


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-23-318	05/30/2023	6	FENCE	3,350			100	100
PL-21-140	04/30/2021	3	ALT/RENO	1,000	05/28/2021	TL	100	100
10417	07/13/2010	3	ALT/RENO		06/30/2011	DB	100	100
02528	08/07/2002	3	ALT/RENO	18,000	04/07/2003	TL	100	100

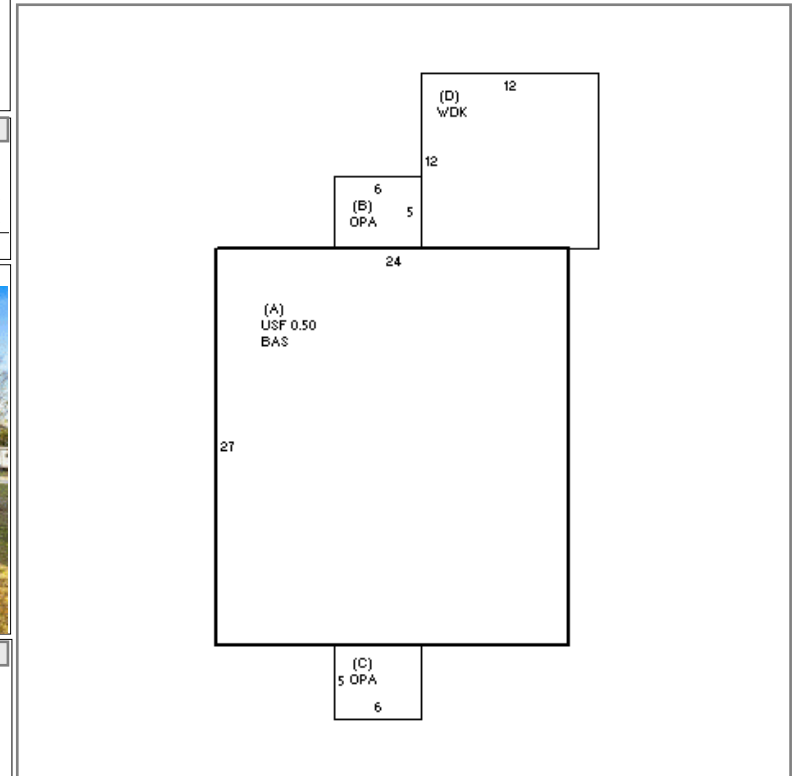
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,935 4	1.00	100	1.00	100	1.00	235,700	6.04	A	1.00	R02 1.00	161,370

TOTAL	4,922 SF	ZONING	1	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	161,400	114,300			
Infl1	AVG		BUILDING	155,100	129,600			
N_Index	AVG		DETACHED	3,600	2,900			
			OTHER	0	0			
			TOTAL	320,100	246,800			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/30/2023
SHF	G	1.20 10 0.90	10 X 22		220	18.28	3,600		



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BUILDING	CD	ADJ	DESC	MEASURE	5/28/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/28/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/22/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	198,793
NET AREA	972	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	648	1935	223.02	144,519		
\$NLA(RCN)	\$205	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	324	1935	118.97	38,546		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	60		82.86	4,971		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	144		42.72	6,152		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		2,302.40	4,605		
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$155,100
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