

Key: 4528

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.613

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BLANCHARD DONALD E ETUX C/O BLANCHARD FAMILY NOM TRUST 115 HAYWARD PLACE BRIDGEWATER, MA 02324-2837				23.2-6-0				21 LAFAYETTE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLANCHARD FAMILY NOM TRUS				11/17/2023	F	1	36094-20				
BLANCHARD DONALD E ETUX				08/08/2008	QS	147,500	23092-72				
YOUNG STEVEN W				02/02/2006	F	10	20708-48				

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	%
B-20-122	05/27/2020	3	ALT/RENO	5,900			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,830 4	1.00	100	1.00	100	1.00	235,700	6.17	A	1.00	R02 1.00	161,200

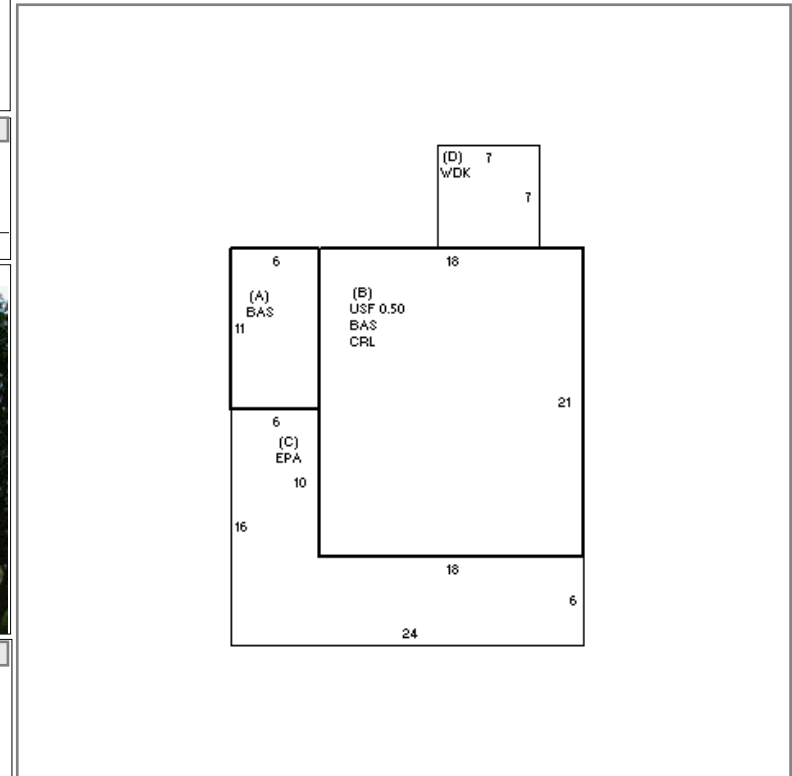
TOTAL	4,835 SF	ZONING	1	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	161,200	114,100			
Infl1	AVG		BUILDING	77,300	68,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	238,500	182,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	8 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/29/2016	DB
MODEL	1		RESIDENTIAL	LIST	10/29/2016	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	10/29/2016	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	633	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	444	1930	150.61	66,870
\$NLA(RCN)	\$161	OVERALL	0.680	EXT COVER	3	ALUMINUM	1.00	B	CRL	N	BSMT CRAWL	378		23.76	8,982
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	189	1930	76.32	14,424
STORIES	1.5	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	204			45.25	9,230
ROOMS	5	1.00	FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	49			43.97	2,154
BEDROOMS	2	1.00	INT. FINISH	1	PLASTER	1.00									
BATHROOMS	1	1.00	HEATING/COOLING	7	FL/WALL UNIT	0.98									
FIXTURES	5	1.00	FUEL SOURCE	2	GAS	1.00									
GARAGE CAPACITY	0	1.00	USE	0		1.00									
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	101.661	
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	\$77,300	