

Key: 4559

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.644

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LEON LEONARD 1 LAFAYETTE AVE BUZZARDS BAY, MA 02532				23.2-39-0				1 LAFAYETTE AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LEON LEONARD				12/22/2021	QS	504,000	34778-138					
GREENLEAF SETH				12/29/2008	S	205,000	23339-146					
LASALLE BANK NA TR FOR ML				11/12/2008	L	154,920	23261-198					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,775 4	1.00	100	1.00	235,700	5.21	A	1.00	R02	1.00	162,690

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO-FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-243	05/03/2023	6	FENCE	5,000			100 100
18775	09/10/2018	15	INSULATE/WEA	3,000			100 100
09023	01/21/2009	3	ALT/RENO	11,900	05/13/2014	JB	100 100
960515	10/22/1996	3	ALT/RENO	3,000	04/16/1997	JS	100 100


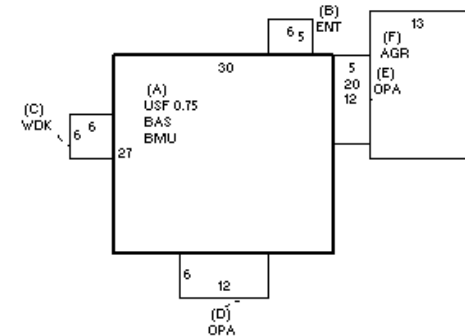
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TOTAL	5,793 SF	ZONING	1	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	162,700	115,200	
Infl1	AVG		BUILDING	328,300	290,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	491,000	405,700	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/10/2023

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BUILDING	CD	ADJ	DESC	MEASURE	3/17/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/17/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/17/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	364,776
NET AREA	1,418	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	810		41.19	33,368		
\$NLA(RCN)	\$257	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	810	1880	224.02	181,460		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	608	1880	122.84	74,684		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ENT	N	ENCLOSED ENTRY	30		95.50	2,865		
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	36		71.61	2,578		
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	132		77.51	10,232		
				HEATING/COOLING	2	HOT WATER	1.02	F	AGR	N	ATT GARAGE	260		78.85	20,501		
				FUEL SOURCE	2	GAS	1.00		BMF	N	BSMT FINISH	324		66.01	21,386		
				USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,405.80	12,029		
									KIT	O	EXTRA KITCHEN	1		5,674.50	5,675		

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

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD \$328,300