

Key: 4563

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.648

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LAWRENCE BARBARA DECICCO LAWRENCE FAM REV LIVING TRUST 21 DEACONS LANE SAGAMORE BEACH, MA 02562				23.2-43-0				6 COHASSET AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAWRENCE BARBARA DECICCO DECICCO BARBARA A				12/11/2019	F XX		1 32535-294 04245-00271				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18029	01/10/2018	15	INSULATE/WEA	6,570	06/14/2018	BC	100	100

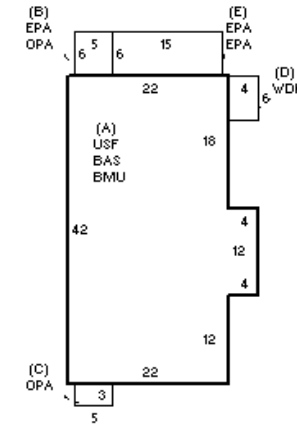
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,150 4	1.00	100	1.00	100	1.00	235,700	2.63	A	1.00	R02 1.00	172,690

TOTAL	12,153 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	172,700	122,300			
Infl1	AVG		BUILDING	244,000	215,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	86,500	76,500			
			TOTAL	503,200	414,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/26/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/26/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	358,844		
NET AREA	1,944	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	972		36.09	35,083	CONDITION ELEM	CD		
\$NLA(RCN)	\$185	OVERALL	0.980	EXT COVER	5	ASBESTOS	0.96	A	BAS	L	BASE AREA	972	1920	196.28	190,786	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	972	1920	106.55	103,569	INTERIOR	F		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	45		80.66	3,630	KITCHEN	F		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	24		69.95	1,679	BATHS	F		
				INT. FINISH	1	PLASTER	1.00	+	EPA	N	ENCLOSED PORCH	210		64.57	13,559	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	5		2,107.88	10,539	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1987 / 35
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$244,000

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12/18/2023 6:02 pm SEQ #: 4.649

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LAWRENCE BARBARA DECICCO				23.2-43-0				6 COHASSET AVE			
LAWRENCE FAM REV LIVING TRUST				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
21 DEACONS LANE											
SAGAMORE BEACH, MA 02562											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

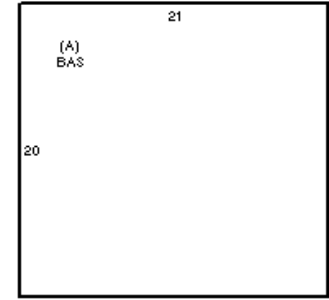
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	43,400	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/26/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/26/2021	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	5/26/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	420	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	420	1945	152.00	63,839
\$NLA(RCN)	\$152	OVERALL	0.700	EXT COVER	1	WOOD SHINGLE	1.02								
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOOR COVER	2	SOFTWOOD	1.02								
				INT. FINISH	3	WOOD PANEL	0.98								
				HEATING/COOLING	7	FL/WALL UNIT	0.98								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN			63,839
CONDITION ELEM	CD		
EXTERIOR	F		
INTERIOR	F		
KITCHEN	F		
BATHS	F		
HEAT	A		
ELECT	A		
EFF.YR/AGE	1987 / 35		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			\$43,400

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CURRENT OWNER		PARCEL ID	LOCATION			
LAWRENCE BARBARA DECICCO LAWRENCE FAM REV LIVING TRUST 21 DEACONS LANE SAGAMORE BEACH, MA 02562		23.2-43-0	6 COHASSET AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	43,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/26/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/26/2021	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	5/26/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	63,352
NET AREA	360	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	360	1950	152.00	54,719		
\$NLA(RCN)	\$176	OVERALL	0.700	EXT COVER	1	WOOD SHINGLE	1.02		CRL	N	BSMT CRAWL	360		23.98	8,633		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS		2	1.00	FLOOR COVER	2	SOFTWOOD	1.02										
BEDROOMS		0	1.00	INT. FINISH	3	WOOD PANEL	0.98										
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														

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1987 / 35
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$43,100