

Key: 4566

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.653

LEG  
AL  
LAND

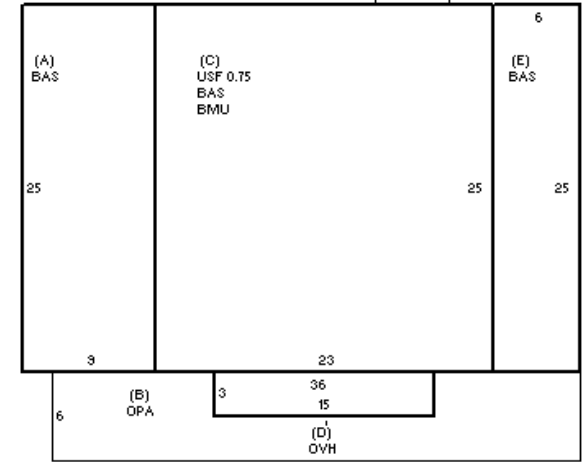
CURRENT OWNER				PARCEL ID				LOCATION							
PRATT JOSHUA 10 LAFAYETTE AVE BUZZARDS BAY, MA 02532				23.2-46-0				10 LAFAYETTE AVE							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
PRATT JOSHUA				03/30/2007	QS	230,000	21900-167								
MAXIM MICHAEL J				10/20/2005	N	178,000	20384-296								
COSTA MARC				06/24/1994	L	73,496	9253-133								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	7,350 4	1.00	100	1.00	100	1.00	235,700	4.15	A	1.00	R02	1.00		165,160

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	%
14362	05/16/2014	2	ADDITIONS	4,400	10/26/2015	SW	100	100
11205	05/02/2011	3	ALT/RENO	4,300	10/26/2015	SW	100	100
05576	08/23/2005	3	ALT/RENO	5,000	08/23/2007	DB	100	100
940390	08/18/1994	3	ALT/RENO	2,000	03/22/1995	JS	100	100


DE  
TACH  
ED

TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE this street is off Cohasset Ave-should not have a water location factor	LAND	165,200	116,900			
Infl1	AVG		BUILDING	239,700	212,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	404,900	329,100			

(F)  
ENT  
5



BU  
ILD  
ING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/25/2016
									

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2016	SW
MODEL	1		RESIDENTIAL	LIST	10/25/2016	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/26/2016	SW
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BL  
IND  
ING

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	307,362	
NET AREA	1,426	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	950	1930	213.36	202,688	CONDITION ELEM	CD	
\$NLA(RCN)	\$216	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	216		63.32	13,677	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	575		49.53	28,477	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	431	1930	118.38	51,024	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	C	OVH	L	OVERHANG	45	1930	194.86	8,769	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	F	ENT	N	ENCLOSED ENTRY	30		90.95	2,729	BATHS	A	
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A	
				FUEL SOURCE	2	GAS	1.00									ELECT	A	
				USE	0		1.00											
																	EFF.YR/AGE	1997 / 25
																	COND	22 22 %
																	FUNC	0
																	ECON	0
																	DEPR	22 % GD 78
																	RCNLD	\$239,700