

Key: 4845

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.963

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAFRANGE HOLLY P 85 SHORE ROAD BOURNE, MA 02532				23.4-39-0				85 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAFRANGE HOLLY P				01/10/2020	QS	220,000	32612-231				
LUCKRAFT NICHOLAS D				03/25/2016	U	140,000	29534-28				
BAY HAVEN PROPERTIES LLC				06/02/2005	F	100	19896-137				

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 %
01777		3	ALT/RENO		04/09/2020	TL	100 100
		3	ALT/RENO		03/19/2020	TL	100 100
		9	DECK		02/13/2003	TL	100 100
990506	12/13/2001	3	ALT/RENO	500	12/03/1999	MS	100 100
	08/26/1999			3,000			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,698	6	1.00	100	1.00	100	1.00	212,130	2.36	A	1.00	R04	0.90			157,610

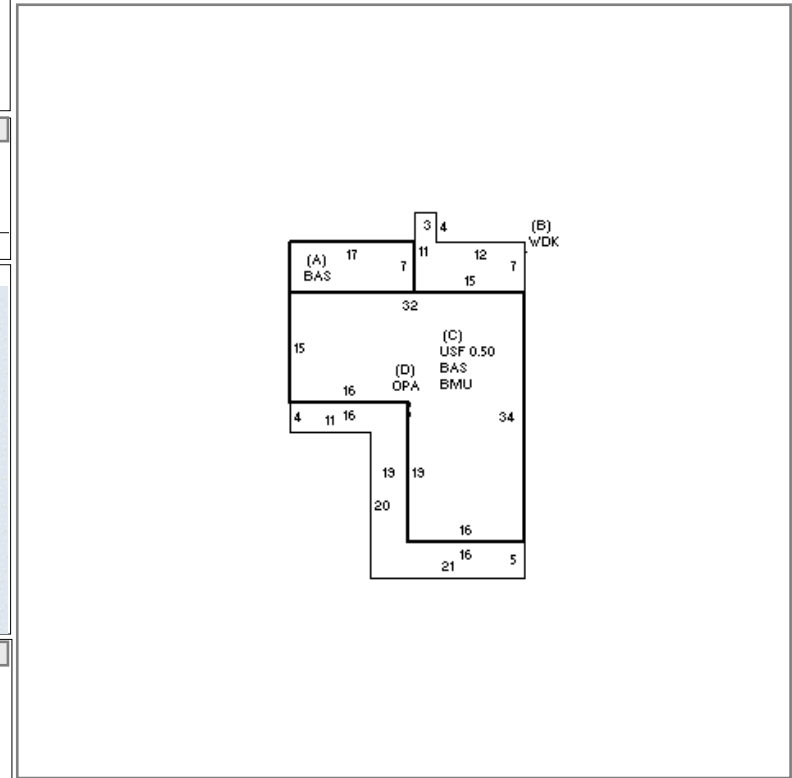
TOTAL	13,698 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE upland 12,766 sf; wetland 932 sf	LAND	157,600	155,000			
Infl1	AVG		BUILDING	181,900	161,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		339,500	316,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/24/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/24/2021	RP
QUALITY	A	1.00	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	336,870
NET AREA	1,295	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	903	1880	237.51	214,471		
\$NLA(RCN)	\$260	OVERALL	1.180	EXT COVER	5	ASBESTOS	0.96	B	WDK	N	WOOD DECK	117		47.32	5,537		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	784		55.13	43,223		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	392	1880	131.79	51,660		
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	244		70.49	17,199		
				INT. FINISH	1	PLASTER	1.00		MST	O	MAS/METAL STACK	1		4,780.00	4,780		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.75	1.00	EXTERIOR	P
ROOMS	7	1.00	INTERIOR	F
BEDROOMS	3	1.00	KITCHEN	F
BATHROOMS	1	1.00	BATHS	P
FIXTURES	5	1.00	HEAT	O
GARAGE CAPACITY	0	1.00	ELECT	O
% BSMT FINISH	0	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	1973 / 49
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$181,900