Key: 5007

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,135

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAVELLE EDWARD F JR & KATHLEEN M LAVELLE 4 FREEMAN ST BOURNE, MA 02532-3606	24.2-30-0	4 FREEMAN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAVELLE EDWARD F JR &	08/22/1994	QS	88,000	9331-178
JEFFRIES CAROLYN J	11/16/1993	F	1	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		09/22/2020	TL	100	100
15560	07/08/2015	3	ALT/RENO	1,500			100	100
04190	03/29/2004	2	ADDITIONS	10,000	05/22/2007	TL	100	100
03585	08/26/2003	3	ALT/RENO	800	09/09/2003	TL	100	100
03301	05/20/2003	4	DETACH.STRUC	700	09/09/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,170	6 1.00	100 1.00	100 1.00	294,625	1.94	A 1.00	R07 1.25			225,710

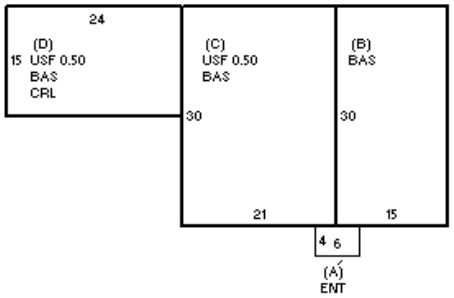
TOTAL	17,163 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	225,700	199,800
BUILDING	330,600	292,600
DETACHED	0	0
OTHER	74,200	66,500
TOTAL	**630,500**	**558,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 10/29/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/25/2016	TL
LIST	10/25/2016	EST
REVIEW	9/22/2020	TL

BLDG COMMENTS

YEAR BLT	1945	SIZE ADJ	1.010
NET AREA	1,935	DETAIL ADJ	1.000
$NLA(RCN)	$206	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ENT	N	ENCLOSED ENTRY	24		129.19	3,101
+	BAS	L	BASE AREA	1,080	1945	207.52	224,126
C	USF	L	UPPER STORY FIN	315	1945	124.47	39,207
D	CRL	N	BSMT CRAWL	360		38.75	13,951
D	BAS	L	BASE AREA	360	2004	207.53	74,709
D	USF	L	UPPER STORY FIN	180	2004	124.47	22,405
	CPC	O	CAPE CELLAR	1		4,271.40	4,271
	FIX	O	XTRA FIXTURES	5		2,409.00	12,045
	MST	O	MAS/METAL STACK	1		4,514.60	4,515

TOTAL RCN	398,329

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

EFF.YR/AGE	2002 / 20		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			$330,600

Key: 5007

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,136

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAVELLE EDWARD F JR &	24.2-30-0	4 FREEMAN ST
KATHLEEN M LAVELLE		
4 FREEMAN ST		
BOURNE, MA 02532-3606		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

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

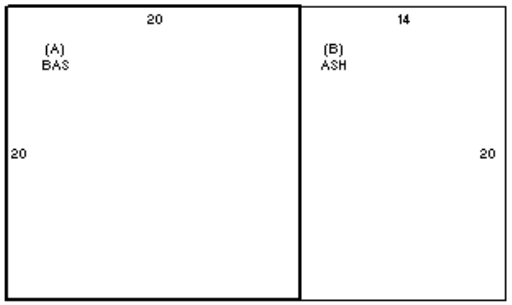
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	74,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/25/2016	TL
LIST	10/25/2016	EST
REVIEW	9/22/2020	TL

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	400	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	0.940

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	2	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	400	2003	204.11	81,645
B	ASH	N	ATT SHED	280		20.21	5,660

TOTAL RCN	87,304

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

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$74,200