**Key: 5273**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,415

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DEVROUDE JOHN D & BRADLEY C<br>TR DEVROUDE FAM IRR R E TR<br>C/O MR & MRS JOHN P DEVROUDE<br>325 LONG HILL RD<br>BOLTON, MA 01740-1420 | 26.1-36-0 | 30 LAMONT RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DEVROUDE JOHN D & BRADLEY | 11/27/2012 | F | 10 | 26888-235 |
| DEVROUDE JOHN P & | 08/01/1988 | QS | 115,000 | 6376-181 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| EXB-20-495 | 12/04/2020 | 15 | INSULATE/WEA | 9,000 | | | 100 | 100 |
| | | 13 | OTHER | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,979 | 7 1.00 | 100 1.00 | 100 1.00 | 424,260 | 2.88 | A 1.00 | BGD 1.80 | | | 307,540 |

| TOTAL | 10,977 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | GRAY GAB |
| Infl1 | AVG |
| N_Index | AVG |

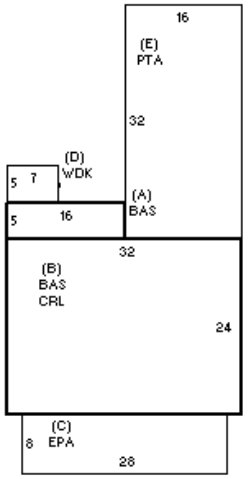
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 307,500 | 272,200 |
| BUILDING | 122,700 | 108,600 |
| DETACHED | 9,700 | 9,300 |
| OTHER | 0 | 0 |
| TOTAL | **439,900** | **390,100** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 10 0.90 | 10 X 18 | | 180 | 53.31 | 8,600 |
| CAN | A 1.00 | 10 0.90 | 16 X 17 | | 272 | 4.66 | 1,100 |

PHOTO 12/31/2002




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 6 | 0.70 | COTTAGE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/6/2017 | TL |
| LIST | 3/6/2017 | EST |
| REVIEW | 3/6/2017 | TL |

BLDG COMMENTS

| | | | |
|---|---|---|---|
| YEAR BLT | 1930 | SIZE ADJ | 1.020 |
| NET AREA | 848 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $190 | OVERALL | 0.700 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 8 | 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 | 1 | PIER | 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 | 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 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 80 | 1930 | 141.59 | 11,327 |
| B | CRL | N | BSMT CRAWL | 768 | | 18.34 | 14,087 |
| B | BAS | L | BASE AREA | 768 | 1930 | 141.59 | 108,741 |
| C | EPA | N | ENCLOSED PORCH | 224 | | 46.58 | 10,433 |
| D | WDK | N | WOOD DECK | 35 | | 45.27 | 1,584 |
| E | PTA | N | PATIO | 512 | | 9.71 | 4,971 |
| | F11 | O | FPL 1S 1OP | 1 | | 5,724.90 | 5,725 |
| | FIX | O | XTRA FIXTURES | 3 | | 1,520.57 | 4,562 |

| TOTAL RCN | 161,429 |
|---|---|

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

| EFF.YR/AGE | 1995 / 27 | | |
|---|---|---|---|
| COND | 24 | 24 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 24 | % GD | 76 |
| RCNLD | | | $122,700 |