

Key: 5428

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.575

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAPLANTE GEORGE RAYMOND C/O SOJA PROPERTIES LLC 123 BAY SHORE DR PLYMOUTH, MA 02360				26.2-7-0				35 OLNEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOJA PROPERTIES LLC				05/05/2023	O	365,000	35768-142				
PILGRIM HILL HOLDINGS LLC				05/04/2023	U	300,000	35766-335				
LAPLANTE GEORGE RAYMOND				02/29/2000	X		12853-247				

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	%
B-23-203	07/11/2023	9	DECK	15,000			100	100
EXB-23-359	06/21/2023	3	ALT/RENO	26,100			100	100
B-23-167	06/16/2023	3	ALT/RENO	130,000			100	100
10450	08/02/2010	9	DECK	4,000	03/14/2011	TL	100	100

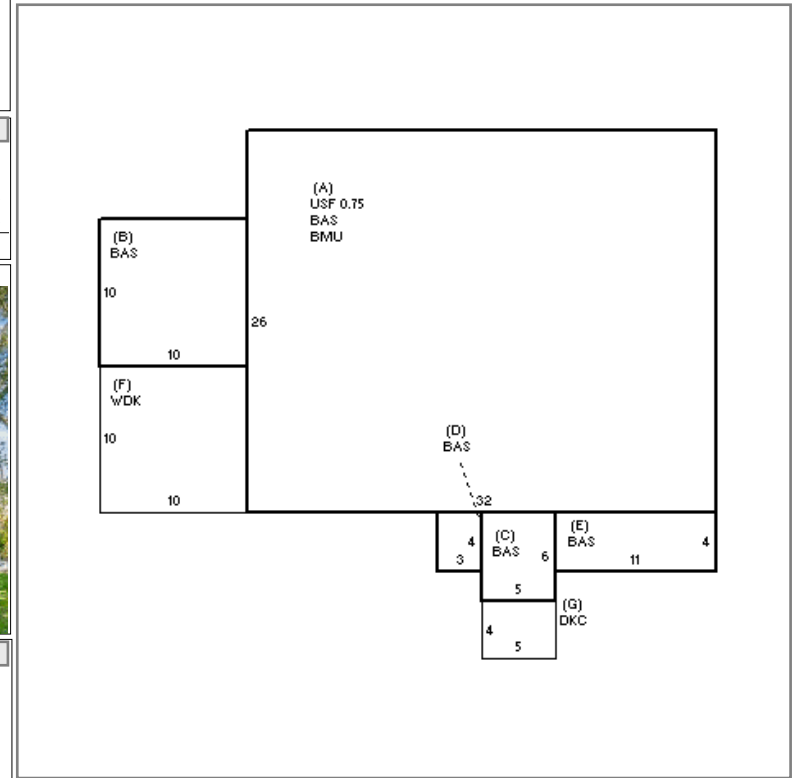
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,837	7	1.00	100	1.00	100	1.00	318,195	2.34	A	1.00	BAV	1.35			236,710

TOTAL	13,852 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	236,700	209,500			
Infl1	AVG		BUILDING	366,000	240,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	602,700	449,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/05/2023

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/5/2023	RP
MODEL	1		RESIDENTIAL	LIST	10/5/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/5/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	373,508
NET AREA	1,642	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	832		43.31	36,036		
\$NLA(RCN)	\$227	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	624	1952	129.15	80,590		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,018	1952	228.01	232,113		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	WDK	N	WOOD DECK	100		52.26	5,226		
				FLOOR COVER	1	HARDWOOD	1.02	G	DKC	N	DECK-COMPOSITE	20		74.59	1,492		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,463.00	10,463		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,529.53	7,589		
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$366,000