Key: 6482

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,642

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAFLEUR MARC E 349 COUNTY RD BOURNE, MA 02532	30.4-161-0	349 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAFLEUR MARC E CARLSON KATHRYN M	10/23/2009	QS XX	265,000	24115-138 01352-0384

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

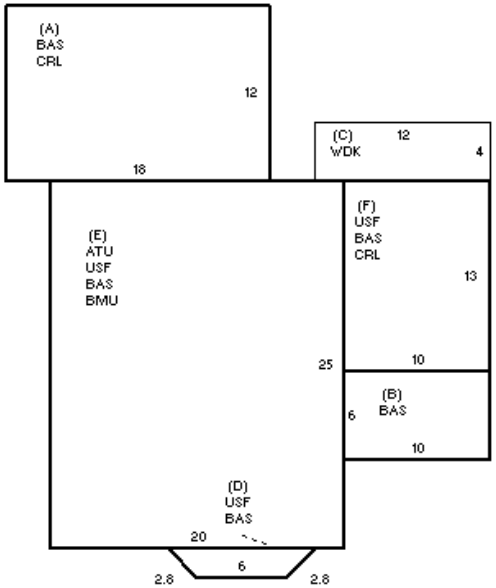
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
200602	09/26/2000	9	DECK	1,685	06/22/2001	TL	100	100
900400	08/02/1990	5	DEMOLITIONS	200	11/15/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,800	9 1.00	100 1.00	100 1.00	223,915	1.66	A 1.00	R03 0.95			176,950

TOTAL	20,822 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	177,000	156,600
BUILDING	291,900	258,300
DETACHED	20,900	20,000
OTHER	0	0
TOTAL	**489,800**	**434,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	A 0.75	16X22		352	48.72	12,900
LBN	A 1.00	A 0.75	17 X 20		340	13.50	3,400
CAB	G 1.20	A 0.75	12X18		216	28.44	4,600

PHOTO 06/22/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/22/2001	TL
LIST	7/10/2001	TL
REVIEW	3/24/2017	DB

YEAR BLT	1876	SIZE ADJ	1.010
NET AREA	1,568	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	1.210

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	3	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	4	FLR/WALL(FULL)	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	346		41.87	14,486
+	BAS	L	BASE AREA	922	1876	242.35	223,445
C	WDK	N	WOOD DECK	48		77.48	3,719
+	USF	L	UPPER STORY FIN	646	1876	132.88	85,843
E	BMU	N	BSMT UNFINISHED	500		56.26	28,128
E	ATU	N	ATTIC UNF	500		51.65	25,827
	FIX	O	XTRA FIXTURES	5		2,602.58	13,013

TOTAL RCN	394,460

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

EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$291,900