Key: 663

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 663

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DALESSANDRO MARK N 23 BRADEEN ST ROSLINDALE, MA 02131	4.3-70-0	39 LATHROP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DALESSANDRO MARK N	11/23/2015	QS	215,000	29290-224
KEHOE WILLIAM & JOANNE TR	07/02/2009	F	10	23860-131
KEHOE WILLIAM H &	12/28/1998	QS	110,000	11947-274

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

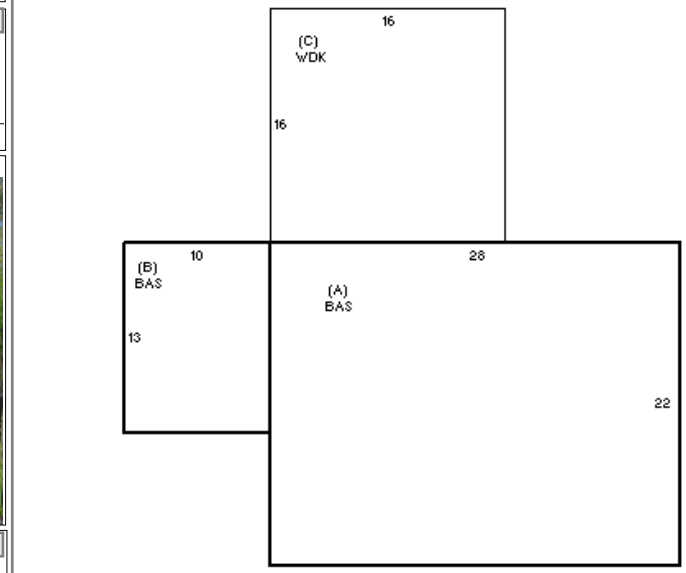
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,340	1 1.00	100 1.00	100 1.00	388,905	4.16	A 1.00	BAV 1.65			272,490

TOTAL	7,362 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	272,500	241,200
BUILDING	133,900	118,500
DETACHED	0	0
OTHER	0	0
TOTAL	406,400	359,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 05/24/2016

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	7/20/2021	NMP
LIST	5/23/2016	TL
REVIEW	9/7/2016	DB

YEAR BLT	1945	SIZE ADJ	1.020
NET AREA	746	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	746	1945	208.29	155,388
C	WDK	N	WOOD DECK	256		26.15	6,695
	CPC	O	CAPE CELLAR	1		3,813.00	3,813
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN 176,144

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 $133,900