Key: 673

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 674

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEBLANC STEVEN A & JODY M LEBLANC P O BOX 301 SAGAMORE BEACH, MA 02562	4.3-82-1	48 LATHROP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEBLANC STEVEN A &	08/13/1997	S	91,000	10897-60
LEBLANC STEVEN A &	02/12/1997	L	104,273	N/A-N/A
NATIONSBANC MTGE CORP	05/03/1993	QS	120,000	N/A-N/A

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

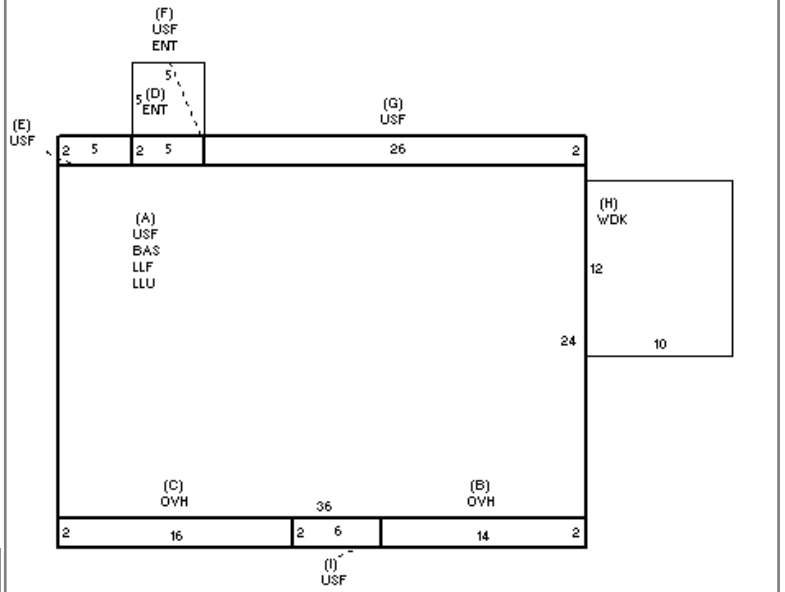
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		02/06/2018	BC	100	100
05710	10/14/2005	2	ADDITIONS	75,000	09/27/2007	DB	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,425	1 1.00	100 1.00	100 1.00	388,905	3.01	A 1.00	BAV 1.65			280,470

TOTAL	10,411 SF	ZONING	1	FRNT	141
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	280,500	248,200
BUILDING	406,900	364,200
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**688,700**	**613,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 16		160	15.95	1,300

PHOTO 02/06/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.05	RAISED CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	NMP
LIST	2/6/2018	BC
REVIEW	2/6/2018	BC

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,736	DETAIL ADJ	1.000
$NLA(RCN)	$169	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
FIXTURES	15	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	15	VINYL SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
A	LLU	N	LOWER LEVEL UNF	864		36.67	31,682
A	LLF	L	LOWER LEVEL FIN	864	1978	62.40	53,917
A	BAS	L	BASE AREA	864	1978	226.96	196,093
+	OVH	L	OVERHANG	60	1978	207.27	12,436
D	ENT	N	ENCLOSED ENTRY	25		130.70	3,268
+	USF	L	UPPER STORY FIN	936	2005	123.21	115,321
F	ENT	N	ENCLOSED ENTRY	10		130.70	1,307
H	WDK	N	WOOD DECK	120		45.23	5,427
I	USF	L	UPPER STORY FIN	12	2005	123.23	1,479
	F21	O	FPL 2S 1OP	1		10,081.90	10,082
	FIX	O	XTRA FIXTURES	10		2,437.33	24,373
	WPL	O	WHIRLPOOL	1		7,026.10	7,026

TOTAL RCN	462,411

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$406,900