Key: 690

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 690

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GENDRON STEVEN ETUX **KRISTA GENDRON** **PO BOX 1605** **SAGAMORE BEACH, MA 02562**	**4.3-99-0**	**30 LATHROP RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENDRON STEVEN ETUX PELTIER OWEN A &	07/03/2017	U XX	245,000	30607-151 4423-244

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

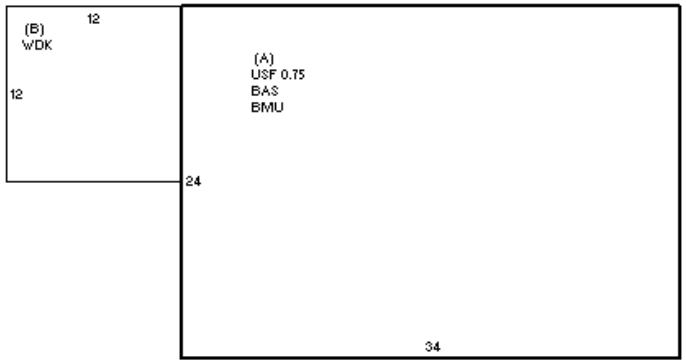
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	1 1.00	100 1.00	100 1.00	388,905	2.66	A 1.00	BAV 1.65			284,550

TOTAL	11,979 SF	ZONING	1	FRNT	120

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	284,600	251,800
BUILDING	235,300	208,200
DETACHED	0	0
OTHER	0	0
TOTAL	**519,900**	**460,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/10/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	NMP
LIST	6/19/2020	EST
REVIEW	6/19/2020	RP

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	4	FLR/WALL(FULL)	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		40.34	32,919
A	BAS	L	BASE AREA	816	1985	219.39	179,025
A	USF	L	UPPER STORY FIN	612	1985	120.30	73,622
B	WDK	N	WOOD DECK	144		43.72	6,295
	F21	O	FPL 2S 1OP	1		9,745.80	9,746

TOTAL RCN	301,608

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	$235,300