

Key: 6985

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.129

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----------|------------|--------------------------|-------------|--|--|--|
| NOONAN JOHN E IV & MELISSA G 23 LAURA LANE BOURNE, MA 02532 | | | | 31.4-30-0 | | | | 23 LAURA LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| NOONAN JOHN E IV & MELISSA JUCKETT MARK W & | | | | 08/28/2018 | QS XX | 495,000 | 31493-325 04072-00226 | | | | |

| 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 | % |
| EXB-20-346 | 10/09/2020 | 3 | ALT/RENO | | 11/12/2020 | TL | 100 | 100 |
| 08079 | 03/03/2008 | 15 | INSULATE/WEA | 3,938 | 09/23/2009 | TL | 100 | 100 |
| 06167 | 03/27/2006 | 2 | ADDITIONS | 120,000 | 07/17/2006 | TL | 100 | 100 |
| 970341 | 06/27/1997 | 3 | ALT/RENO | 9,000 | | | | |
| | | 9 | DECK | 4,500 | 05/13/1998 | JS | 100 | 100 |

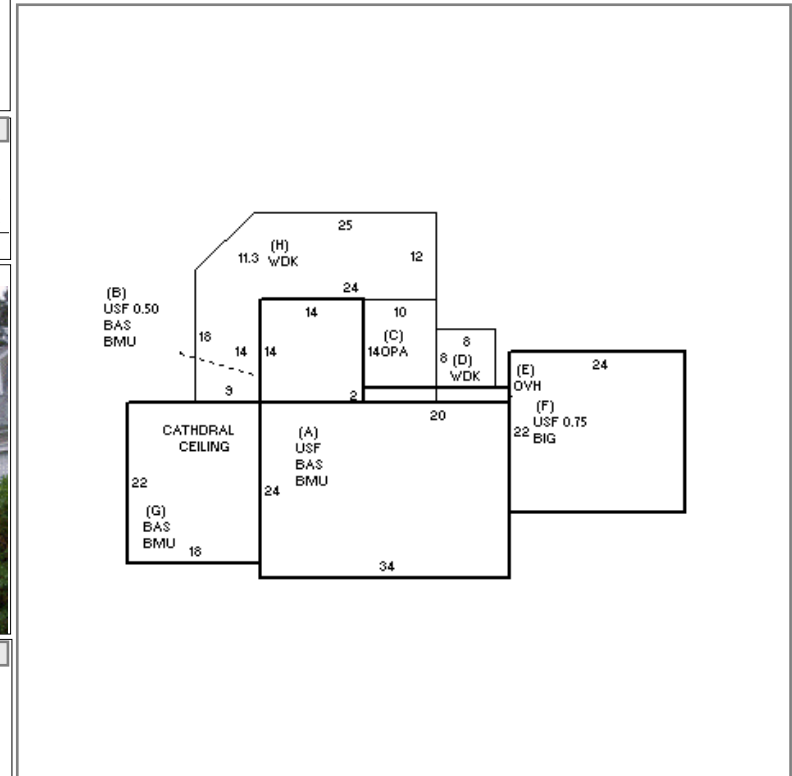
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 17,545 9 | | 1.00 | 100 1.00 | 235,700 | 1.91 | A | 1.00 | R04 | 1.00 | 181,150 |

| | | | | | | | | |
|---------|-----------|--------------------------------------|----------|---------|---------|----------|---------|----------|
| TOTAL | 17,555 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MO BCH | NOTE Panoramic views from 2nd flr | LAND | 181,200 | 160,300 | | | |
| Infl1 | AVG | | BUILDING | 547,700 | 484,600 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 728,900 | 644,900 | | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/31/2018 | TL |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/31/2018 | TL |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 11/12/2020 | TL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | | |
|---------------|--|--|
| | | |

UNIT

| YEAR BLT | 1980 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 629,535 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,758 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,408 | | 36.56 | 51,481 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$228 | OVERALL | 1.090 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,012 | 1980 | 209.96 | 212,483 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 914 | 1980 | 118.99 | 108,758 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | OPA | N | OPEN PORCH | 140 | | 78.53 | 10,994 | KITCHEN | G |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | WDK | L | WOOD DECK | 554 | | 24.45 | 13,543 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | OVH | L | OVERHANG | 40 | 1980 | 207.27 | 8,291 | HEAT | U |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | F | BIG | N | BUILT-IN GARAGE | 528 | | 89.73 | 47,380 | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | F | USF | L | UPPER STORY FIN | 396 | 2008 | 118.99 | 47,120 | | |
| | | | | USE | 0 | | 1.00 | G | BAS | L | BASE AREA | 396 | 2008 | 209.96 | 83,146 | | |
| | | | | | | | | | BMF | N | BSMT FINISH | 480 | | 50.15 | 24,070 | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 10,081.90 | 10,082 | | |
| | | | | | | | | | FIX | O | XTRA FIXTURES | 5 | | 2,437.32 | 12,187 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2006 / 16 |
| | | | | | | | | | | | | | | | | COND | 13 13 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 13 % GD 87 |
| | | | | | | | | | | | | | | | | RCNLD | \$547,700 |