Key: 7168

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,322

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIROUARD BRUCE D P O BOX 557 MONUMENT BEACH, MA 02553-0557	34.0-84-0	4 LESLIE CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIROUARD BRUCE D	01/23/1990	QS	70,000	10948-131

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	%
930066	02/18/1993	1	NEW CONSTRUC	111,000	06/15/1995	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,630	9 1.00	100 1.00	100 1.00	235,700	1.60	A 1.00	R04 1.00			187,570

TOTAL	21,649 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

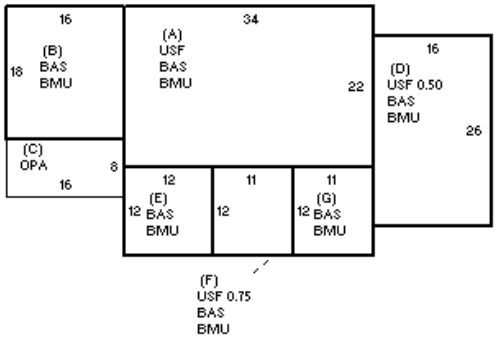
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	187,600	166,000
BUILDING	476,000	426,600
DETACHED	0	0
OTHER	0	0
TOTAL	**663,600**	**592,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/10/2008



BLDG COMMENTS

BUILDING

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

MEASURE	8/25/2008	JH
LIST	10/10/2008	SAL
REVIEW	9/3/2008	KEO

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	2,915	DETAIL ADJ	1.000
$NLA(RCN)	$207	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	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	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
+	BMU	N	BSMT UNFINISHED	1,860		33.94	63,123
+	BAS	L	BASE AREA	1,860	1993	202.71	377,038
+	USF	L	UPPER STORY FIN	1,055	1993	118.99	125,536
C	OPA	N	OPEN PORCH	128		78.52	10,051
	F21	O	FPL 2S 1OP	1		10,081.90	10,082
	FIX	O	XTRA FIXTURES	5		2,437.32	12,187
	MST	O	MAS/METAL STACK	1		4,567.70	4,568

TOTAL RCN	602,584

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$476,000