

Key: 7619

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.775

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
LAFLAMME MICHELLE TR OF TENLAURA FAMILY TRUST 10 LAURA LN BOURNE, MA 02532										35.2-66-0				10 LAURA LN			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
LAFLAMME MICHELLE TR OF										05/05/2005	F	19796-118		19796-118			
LAFLAMME JOHN L ETUX										11/26/2002	F	15985-345		15985-345			
LAFLAMME JOHN L										09/29/1999	QS	159,500		12570-326			

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	%
05039	01/21/2005	4	DETACH.STRUC	25,000	10/04/2007	DB	100	100
03105	03/05/2003	2	ADDITIONS	42,000	07/15/2004	JS	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	13,000	9	1.00	100	1.00	100	1.00	235,700	2.47	A	1.00	R04	1.00			174,030

TOTAL	12,981 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	174,000	154,000
Infl1	AVG		BUILDING	423,800	375,100			
N_Index	AVG		DETACHED	5,100	4,800			
			OTHER	0	0			
						TOTAL	602,900	533,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	16 X 20	2003	320	17.71	5,100



BUILDING	CD	ADJ	DESC	MEASURE	5/31/2019	RP
MODEL	1		RESIDENTIAL	LIST	5/31/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1980	SIZE ADJ	0.995
NET AREA	3,416	DETAIL ADJ	1.000
\$NLA(RCN)	\$155	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	4	VINYL	1.00
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	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	LLU	N	LOWER LEVEL UNF	1,096		33.15	36,337
A	LLF	L	LOWER LEVEL FIN	1,096	1980	56.42	61,840
A	USF	L	UPPER STORY FIN	1,096	2003	107.59	117,914
+	OVH	L	OVERHANG	48	1980	187.41	8,996
+	BAS	L	BASE AREA	1,176	1980	198.65	233,608
+	WDK	N	WOOD DECK	576		22.10	12,731
F	AGR	N	ATT GARAGE	672		60.16	40,426
	F21	O	FPL 2S 1OP	1		9,115.60	9,116
	FIX	O	XTRA FIXTURES	4		2,203.60	8,814

TOTAL RCN	529,781
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$423,800
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