Key: 7622

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,778

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLORES RICARDO K ETUX JACQUELINE A FLORES 4 LAURA LANE BOURNE, MA 02532	35.2-69-0	4 LAURA LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLORES RICARDO K ETUX	08/10/2010	QS	269,000	24761-128
TRIBOU JEFFREY &	02/22/2002	QS	210,000	14850-158
MEZZANO RONALD F &	09/10/1993	QS	104,000	8772-170

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	%
15305	05/04/2015	15	INSULATE/WEA	3,120	06/06/2015		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

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

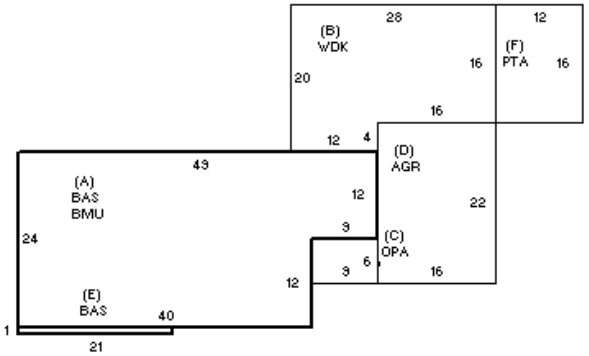
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	174,000	154,000
BUILDING	274,600	243,000
DETACHED	0	0
OTHER	0	0
TOTAL	**448,600**	**397,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/27/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/27/2008	JH
LIST	8/27/2008	EST
REVIEW	5/30/2019	RP

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,089	DETAIL ADJ	1.000
$NLA(RCN)	$319	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	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	BMU	N	BSMT UNFINISHED	1,068		37.38	39,925
A	BAS	L	BASE AREA	1,068	1978	196.79	210,176
B	WDK	N	WOOD DECK	496		21.90	10,862
C	OPA	N	OPEN PORCH	54		78.56	4,242
D	AGR	N	ATT GARAGE	352		71.55	25,186
E	BAS	L	BASE AREA	21	1978	196.78	4,132
F	PTA	N	PATIO	192		14.47	2,778
	BMF	N	BSMT FINISH	1,000		35.58	35,582
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550

TOTAL RCN	347,652

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
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		$274,600