Key: 7769

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,928

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAGASSE DAVID A & ELAINE L LAGASSE PO BOX 3024 POCASSET, MA 02559	37.4-47-0	18 RICHMOND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAGASSE DAVID A &		XX		4005-154

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	%
B-20-229	08/17/2020	9	DECK	6,000			0	0
EXB-20-197	08/17/2020	9	DECK	4,000			0	0
15255	04/21/2015	14	SOLAR		01/08/2016		100	100
14056	01/30/2014	1	NEW CONSTRUC	139,000	07/14/2015	TL	100	100
13626	09/23/2013	5	DEMOLITIONS		06/23/2014		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,400	11 1.00	100 1.00	100 1.00	589,250	8.64	A 1.00	BA+ 2.50			397,400

TOTAL	3,398 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

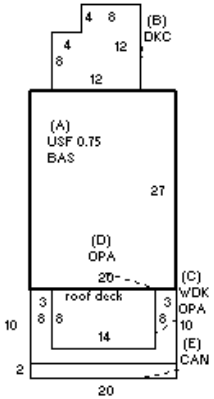
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	397,400	309,500
BUILDING	235,200	210,400
DETACHED	0	0
OTHER	0	0
TOTAL	**632,600**	**519,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2015



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	7/14/2015	TL
LIST	1/8/2016	SW
REVIEW	1/12/2016	TL

YEAR BLT	2014	SIZE ADJ	1.020
NET AREA	945	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	540	2014	260.46	140,650
A	USF	L	UPPER STORY FIN	405	2014	131.99	53,454
B	DKC	N	DECK-COMPOSITE	128		75.32	9,641
+	OPA	N	OPEN PORCH	200		78.40	15,680
C	WDK	N	WOOD DECK	112		47.40	5,309
E	CAN	N	CANOPY	40		16.37	655
	BMG	O	BSMT GARAGE	2		8,550.20	17,100
	FIX	O	XTRA FIXTURES	2		2,554.40	5,109

TOTAL RCN 247,598

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

EFF.YR/AGE 2014 / 8

COND	5	5 %	
FUNC	0		
ECON	0		
DEPR	5	% GD	95

RCNLD $235,200