

Key: 8103

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.269

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
LECHAK EDWARD J & JANICE O LECHAK PO BOX 3116 POCASSET, MA 02559				38.3-124-0				23 NORTH SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LECHAK EDWARD J & LECHAK EDWARD J ETUX				11/05/2021	F	100 34636-73					
PALIOCA ROSS K &				06/22/2016	U	275,000 29745-187					
				08/05/1996	QS	124,900 10331-3					

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-22-502	08/09/2022	14	SOLAR	25,660			100	100
B-21-50	02/08/2021	1	NEW CONSTRUC	450,000	06/10/2021	TL	100	100
D-20-4	09/21/2020	5	DEMOLITIONS	10,000	03/15/2021	TL	100	100
940162	05/02/1994	3	ALT/RENO	950	05/04/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	10,000	11	1.00	100	1.00	100	1.00	589,250	3.13	A	1.00	BA+ 2.50		423,300

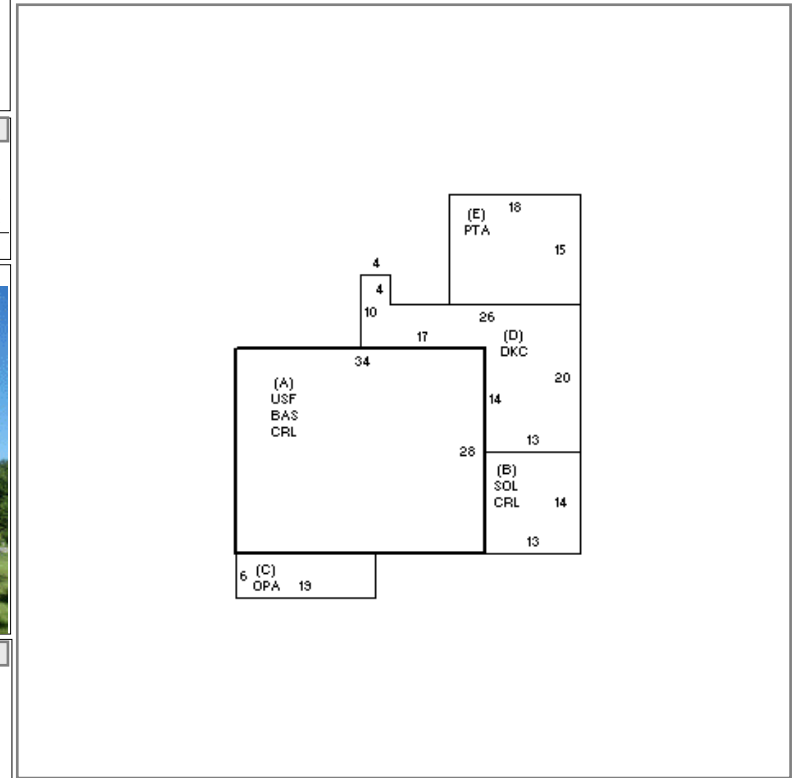
TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	423,300	329,700			
Infl1	AVG		BUILDING	450,500	398,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	873,800	728,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/14/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/14/2022	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	9/14/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,516
NET AREA	1,904	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	1,134		23.74	26,921		
\$NLA(RCN)	\$237	OVERALL	1.100	EXT COVER	15	VINYL SHINGLE	1.02	A	BAS	L	BASE AREA	952	2021	231.33	220,228		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	952	2021	125.58	119,552		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	SOL	N	SOLARIUM	182		111.81	20,349		
				FLOOR COVER	5	VINYL	1.00	C	OPA	N	OPEN PORCH	114		80.04	9,125		
				INT. FINISH	2	DRYWALL	1.00	D	DKC	N	DECK-COMPOSITE	378		73.25	27,687		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	PTA	N	PATIO	270		15.86	4,282		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,484.37	14,906		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,465.90	7,466		



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

EFF. YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$450,500
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