**Key: 9302**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,519

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LEBLANC ERNEST A ETALS TRS<br>LEBLANC REALTY TRUST<br>14 WINDSONG CIRCLE<br>POCASSET, MA 02559-2100 | 43.2-60-0 | 14 WINDSONG CIR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LEBLANC ERNEST A ETALS TR | 08/27/1993 | QS | 265,000 | (136324) |
| COLLINS FRANCIS E | 08/12/1986 | F | 1 | N/A-N/A |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 930632 | 11/23/1993 | 4 | DETACH.STRUC | 1,520 | 05/06/1994 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 30,000 | 11 1.00 | 100 1.00 | 100 1.00 | 271,055 | 1.24 | A 1.00 | R08 1.15 | | | 230,810 |

| TOTAL | 30,013 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

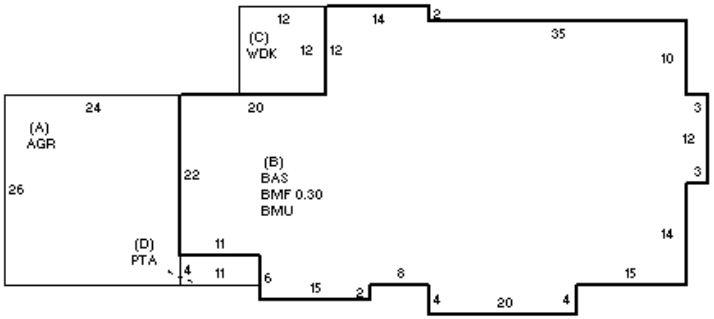
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 230,800 | 195,400 |
| BUILDING | 470,500 | 416,300 |
| DETACHED | 1,000 | 1,400 |
| OTHER | 0 | 0 |
| TOTAL | **702,300** | **613,100** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 10 X 12 | | 120 | 16.42 | 1,000 |

PHOTO 09/03/2008




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/3/2008 | MR |
| LIST | 9/3/2008 | MR |
| REVIEW | 9/8/2008 | KEO |

| | | | |
|---|---|---|---|
| YEAR BLT | 1986 | SIZE ADJ | 1.005 |
| NET AREA | 2,414 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $250 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 10 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 13 | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 |
| % BSMT FINISH | 30 | 1.00 |
| # OF HALF BATHS | 2 | 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 | 13 | HARDWOOD-W/W | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 10 | HOT/COOL WATER | 1.05 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | AGR | N | ATT GARAGE | 624 | | 61.35 | 38,280 |
| B | BMU | N | BSMT UNFINISHED | 2,414 | | 29.02 | 70,050 |
| B | BMF | N | BSMT FINISH | 724 | | 46.24 | 33,475 |
| B | BAS | L | BASE AREA | 2,414 | 1986 | 173.52 | 418,887 |
| C | WDK | N | WOOD DECK | 144 | | 41.70 | 6,004 |
| D | PTA | N | PATIO | 44 | | 16.21 | 713 |
| | F12 | O | FPL 1S 2OP | 2 | | 8,884.70 | 17,769 |
| | FIX | O | XTRA FIXTURES | 8 | | 2,247.29 | 17,978 |

| TOTAL RCN | 603,157 |
|---|---|

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

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $470,500 |