

Key: 9594

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.820

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LACASSE NORMAN J JR ETUX EILEEN M LACASSE 30 PROSPECT AVE POCASSET, MA 02559				43.4-52-0				30 PROSPECT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LACASSE NORMAN J JR ETUX				09/23/2002	H	160,000	15628-348				
LACASSE PAULINE				02/24/1998	XX		11241-206				

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	%
H406	05/26/2020	1	NEW CONSTRUC		03/23/2021	TL	100	100
19645-A	07/22/2019	5	DEMOLITIONS		04/03/2020	RP	100	100
19645-B	07/22/2019	1	NEW CONSTRUC	289,000	07/02/2020	TL	100	100
960502	10/18/1996	2	ADDITIONS	2,000	06/20/2001	TL	100	100
950181	04/26/1995	4	DETACH.STRUC	890	06/24/1997	JC	100	100

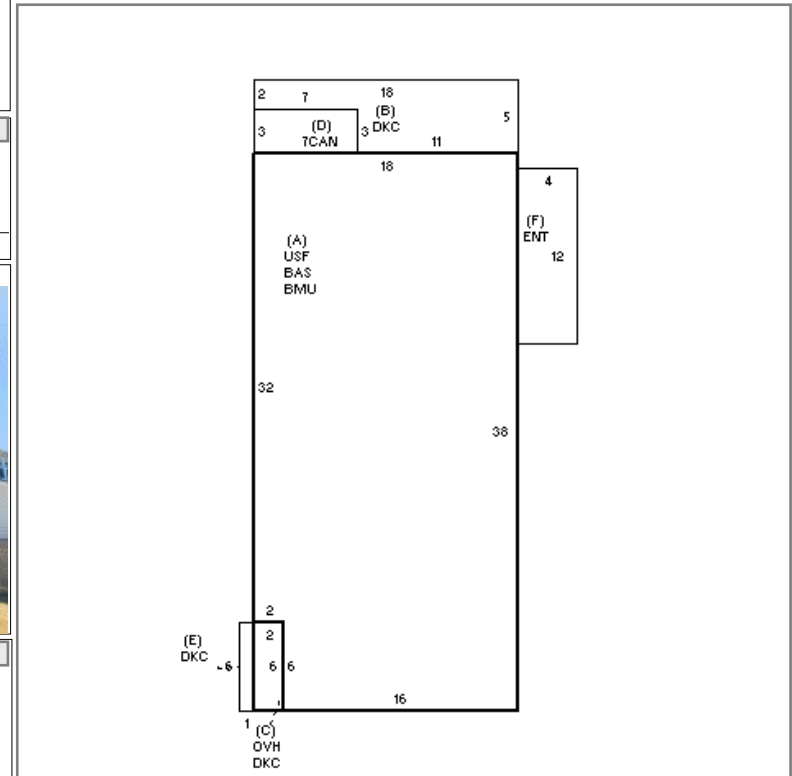
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	5,000	11	1.00	100	1.00	100	1.00	518,540	5.97	A	1.00	BA- 2.20		355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	355,200	314,400			
Infl1	AVG		BUILDING	320,300	283,400			
N_Index	AVG		DETACHED	7,200	6,900			
			OTHER	0	0			
		TOTAL		682,700	604,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 18X10		180	53.31	7,200
SHF	A	1.00	A 0.75 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/3/2020	RP
MODEL	1		RESIDENTIAL	LIST	3/23/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/23/2021	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2020	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,255		
NET AREA	1,356	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	672		56.02	37,645	CONDITION ELEM	CD		
\$NLA(RCN)	\$236	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	672	2020	251.03	168,692	EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	672	2020	132.33	88,924	INTERIOR	A		
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	DKC	N	DECK-COMPOSITE	87		76.42	6,648	KITCHEN	A		
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.02	C	OVH	L	OVERHANG	12	2020	220.38	2,645	BATHS	A		
BEDROOMS	2	1.00		INT. FINISH	1	PLASTER	1.00	D	CAN	N	CANOPY	21		18.83	396	BATHS	A		
BATHROOMS	2	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05	F	ENT	N	ENCLOSED ENTRY	48		102.89	4,939	HEAT	A		
FIXTURES	9	1.00		FUEL SOURCE	2	GAS	1.00	F	FIX	O	XTRA FIXTURES	4		2,591.58	10,366	ELECT	A		
GARAGE CAPACITY	0	1.00		USE	0		1.00												
% BSMT FINISH	0	1.00																	
# OF HALF BATHS	0	1.00																	
# OF UNITS	0	1.00																	
																EFF.YR/AGE	2021 / 1		
																COND	1 1 %		
																FUNC	0		
																ECON	0		
																DEPR	0	% GD	100
																RCNLD	\$320,300		