

Key: 9945

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.178

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAVALLEY ROY R & CAROL S LAVALLEY PO BOX 1414 POCASSET, MA 02559-1414				44.2-106-0				14 LAKE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAVALLEY ROY R & DWIGHT ROBERT A &				06/29/2001	QS XX	160,000	13996-36 01172-0385				

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-21-589	08/24/2021	3	ALT/RENO	4,225	05/13/2022		100	100
4174	03/23/2004	3	ALT/RENO	8,260	07/01/2021	TL	100	100
		3	ALT/RENO		04/23/2004	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	8,000	11	1.00	100	1.00	100	1.00	341,765	3.84	A	1.00	PEX	1.45		240,960

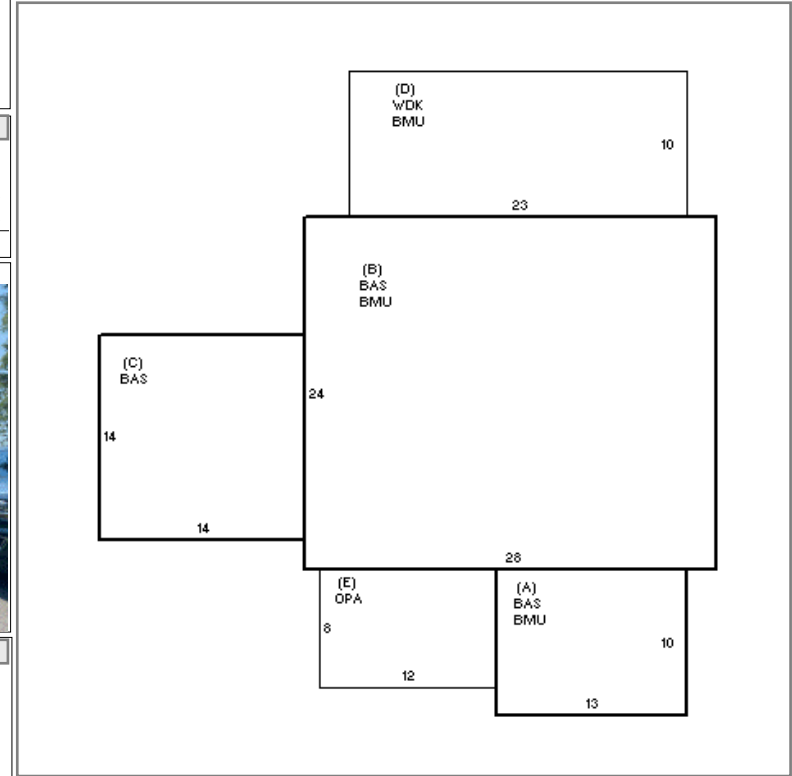
TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	241,000	213,300			
Infl1	AVG		BUILDING	255,600	226,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	496,600	439,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,873
NET AREA	998	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,032		38.66	39,901		
\$NLA(RCN)	\$272	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	802	1950	210.26	168,629		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	196	2004	210.26	41,211		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	230		27.46	6,316		
				FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	96		76.20	7,315		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		8,501.40	8,501		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$255,600