Key: 1531

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.533

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOWN OF BOURNE 24 PERRY AVE BUZZARDS BAY, MA 02532	7.3-106-0	34 DIANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOWN OF BOURNE	02/05/2016	H		31406-52
WARSOWICK LEONA M	07/21/1995	XX		9763-196

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9090	100	TAX TITLE PROPERTY		1	1 of 1

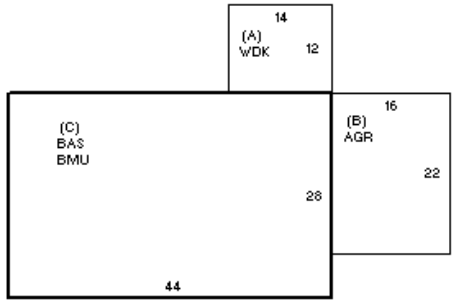
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,100	1 1.00	100 1.00	100 1.00	259,270	1.70	A 1.00	R04 1.10			203,680

TOTAL	20,081 SF	ZONING	1	FRNT	250
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

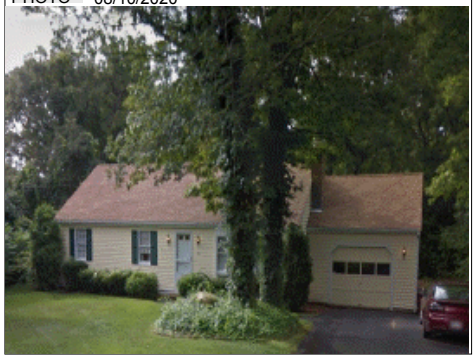
ASSESSED	CURRENT	PREVIOUS
LAND	203,700	180,300
BUILDING	243,400	215,400
DETACHED	0	0
OTHER	0	0
TOTAL	**447,100**	**395,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/10/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2021	NMP
LIST	8/10/2020	EST
REVIEW	8/10/2020	RP

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,232	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	168		34.79	5,845
B	AGR	N	ATT GARAGE	352		69.43	24,438
C	BMU	N	BSMT UNFINISHED	1,232		31.78	39,149
C	BAS	L	BASE AREA	1,232	1985	186.99	230,367
	F11	O	FPL 1S 1OP	1		7,975.50	7,976
	FIX	O	XTRA FIXTURES	2		2,118.20	4,236

TOTAL RCN	312,011
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		$243,400