

Key: 1718

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.731

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
AFONKIN VADIM A 56 BOURNE DALE RD BUZZARDS BAY, MA 02532				10.0-50-0				56 BOURNE DALE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				06/29/2021	QS	650,000	34252-272					
				08/29/2017	QS	390,000	30731-18					
				02/24/1999	QS	225,000	12085-310					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	61,855 3		1.00	1.00	188,560	0.75	A	1.00	R03	0.80	200,560

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 %
SR-21-42	08/25/2021	4	DETACH.STRUC	2,000	12/20/2021		100 100
191109	12/02/2019	10	WOODSTOVE	4,000			100 100
18175	03/07/2018	3	ALT/RENO	36,000	06/26/2018	TL	100 100
11182	04/19/2011	3	ALT/RENO	3,800	05/09/2011		100 100
970424	08/26/1997	1	NEW CONSTRUC	100,000	02/09/1998	JC	100 100

LAND

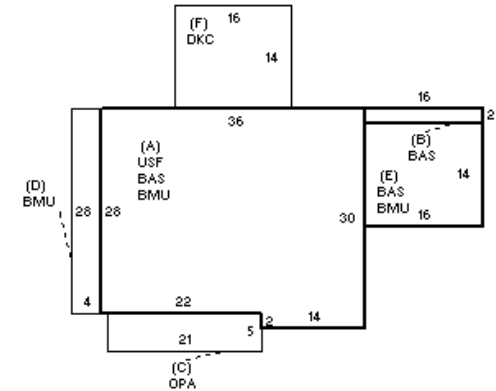
TOTAL	1.420 Acres		ZONING	2	FRNT	272	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE			LAND	200,600	177,500	
Infl1	AVG			BUILDING	527,300	471,800			
N_Index	AVG			DETACHED	3,100	2,900			
				OTHER	0	0			
						TOTAL	731,000	652,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12 X 15	2021	180	19.14	3,100



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/26/2018	TL
MODEL	1		RESIDENTIAL	LIST	9/16/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/20/2021	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

UNIT

YEAR BLT	1997	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	592,496	
NET AREA	2,328	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,372		38.14	52,332			
\$NLA(RCN)	\$255	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	1,036	1997	124.13	128,601			
				ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,292	1997	224.44	289,975			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	105		81.92	8,601			
				FLOOR COVER	1	HARDWOOD	1.02	F	DKC	N	DECK-COMPOSITE	224		74.97	16,793			
				INT. FINISH	2	DRYWALL	1.00	BGF	N	BSMT GOOD FINIS	812			53.28	43,264			
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2			8,510.40	17,021			
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1			9,573.00	9,573			
				USE	0		1.00	FIX	O	XTRA FIXTURES	8			2,542.65	20,341			
								KIT	O	EXTRA KITCHEN	1			5,997.20	5,997			
																EFF.YR/AGE	2008 / 14	
																COND	11 11 %	
																FUNC	0	
																ECON	0	
																DEPR	11 % GD 89	
																RCNLD	\$527,300	