

Key: 1766

Town of Bourne - Fiscal Year 2024

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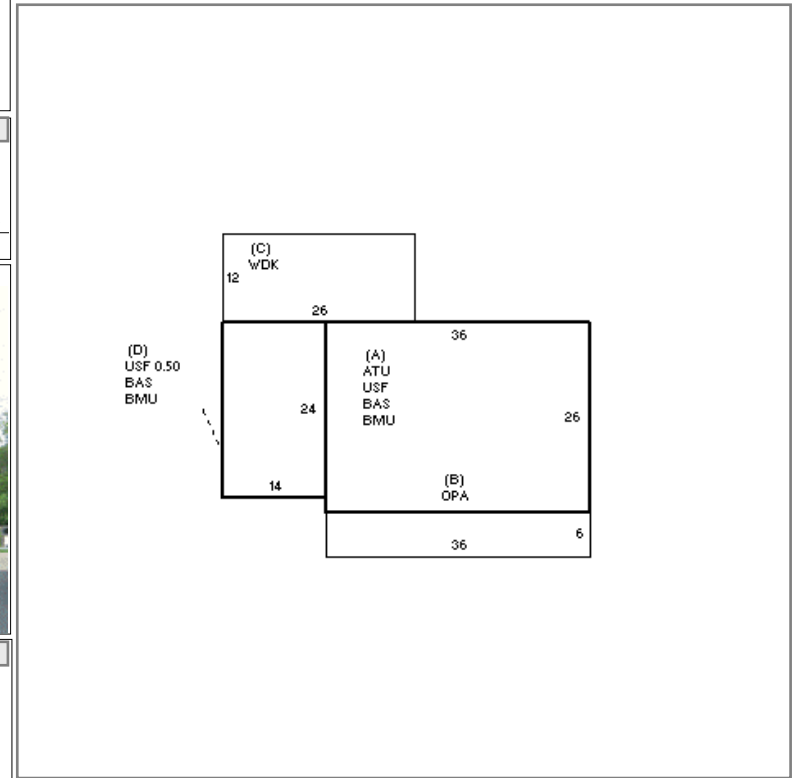
CURRENT OWNER			PARCEL ID			LOCATION		
AMARAL ANTONIO F 4 YEARLING RUN RD BUZZARDS BAY, MA 02532			10.0-150-0			4 YEARLING RUN RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
AMARAL ANTONIO F AMARAL ANTONIO F &			08/20/2021 03/17/1998	F P	56,900	1 34398-241-43 11288-237		

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	%
980071	02/20/1998	1	NEW CONSTRU	120,000	01/27/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,548 3	1.00	100	1.00	100	1.00	188,560	0.76	A	1.00	R03 0.80	198,910

TOTAL	1.390 Acres	ZONING	2	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND		198,900	176,000		
Infl1	AVG		BUILDING		426,700	377,600		
N_Index	AVG		DETACHED		15,600	14,900		
			OTHER		0	0		
				TOTAL	641,200	568,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		160	15.95	2,300
IPG	A	1.00	10 0.90		408	31.65	11,600
PTD	A	1.00	10 0.90		500	3.76	1,700



BUILDING	CD	ADJ	DESC	MEASURE	7/24/2014	TL
MODEL	1		RESIDENTIAL	LIST	7/24/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/17/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,376	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,272		35.06	44,596	
\$NLA(RCN)	\$219	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,272	1998	206.30	262,417	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,104	1998	114.10	125,968
STORIES	2.5	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	936		45.38	42,476	
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.02	B	OPA	N	OPEN PORCH	216		64.59	13,951	
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	312		23.44	7,314	
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,667.50	9,668		
FIXTURES	11	1.00		FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	6		2,337.22	14,023		
GARAGE CAPACITY	0	1.00		USE	0		1.00									
% BSMT FINISH	0	1.00														
# OF HALF BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	520,412
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$426,700