

Key: 2437

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.461

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCOEUR ANN HELEN & JOSEPH RICHARD TR ANN HELEN FRANCOEUR 4 DAYNA LN BUZZARDS BAY, MA 02532				14.0-40-0				4 DAYNA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANCOEUR ANN HELEN & JOS				08/01/2014	F	1	28300-75				
FRANCOEUR ANN H & JOSEPH				06/26/2012	QS	380,000	26447-78				
KINAHAN THOMAS M ST ETUX				08/20/2002	QS	384,900	15492-103				

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	%
12763	10/18/2012	4	DETACH.STRUC	2,000	06/30/2012	DB	100	100
02154	03/26/2002	1	NEW CONSTRUC	175,000	09/17/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000 4		1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00	216,390
300	A	0.928 4		1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00	15,130

TOTAL	1.846 Acres		ZONING	1	FRNT	227	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE			LAND	231,500	204,900	
Infl1	AVG			BUILDING	385,900	341,500			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	617,400	546,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2014	TL
MODEL	1		RESIDENTIAL	LIST	3/15/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/15/2014	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,048	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,200		40.40	48,484
\$NLA(RCN)	\$222	OVERALL	1.050	EXT COVER	4	VINYL	1.00	B	USF	L	UPPER STORY FIN	912	2002	119.28	108,781
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	168		38.75	6,511
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,136	2002	212.70	241,628
				FLOOR COVER	1	HARDWOOD	1.02	F	OPA	N	OPEN PORCH	192		72.42	13,904
				INT. FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE	2		7,897.90	15,796	
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	5		2,359.62	11,798	
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		7,091.30	7,091	
				USE	0		1.00								

TOTAL RCN	453,994	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 2004 / 18		
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$385,900	

