

Key: 2440

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.464

LEGAL

LAND

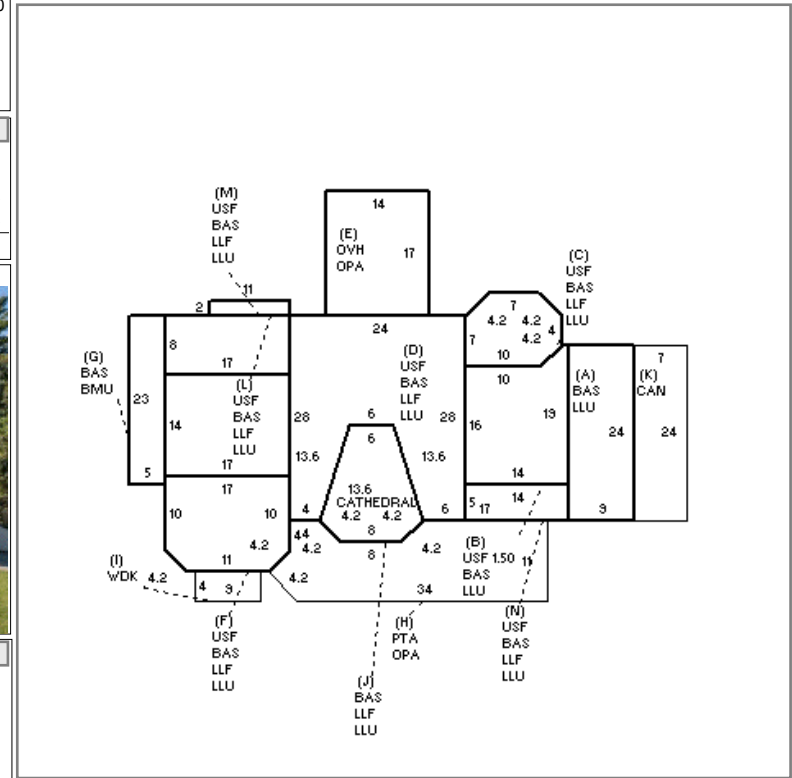
CURRENT OWNER		PARCEL ID		LOCATION											
MANN KEITH A ETUX C/O KINCH JOHN W & 602 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532		14.0-41-0		602 HEAD OF THE BAY RD											
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)										
KINCH JOHN W & MANN KEITH A ETUX MANN DAVID B &		02/10/2023 05/04/2007	QS A XX	1,610,000 20,000	35635-2 21998-71 03036-0063										
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	80,000	4	1.00	100	1.00	100	1.00	318,195	0.64	A	1.00	BGD	1.35	376,870
300	A	0.003	4	1.00	100	1.00	100	1.00	22,005	1.00	A	1.00	BGD	1.35	70

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 %
13846	11/26/2013	3	ALT/RENO		03/12/2020	TL	100 100
03261	05/07/2003	10	WOODSTOVE	231,600	12/12/2013	TL	100 100
		1	NEW CONSTRUC		10/26/2011	TL	100 100

TOTAL	1.840 Acres	ZONING	2	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE LPI = Beautiful view of Buttermilk Bay; n/f as 600	LAND	376,900	333,600	BUILDING	1,350,600	1,203,800
Inf1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	1,727,500	1,537,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/30/2022	TL
MODEL	1		RESIDENTIAL	LIST	12/30/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/30/2022	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	3	1.00	FRAME W/ VENEER [100%]			

YEAR BLT	2004	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,605	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$280	OVERALL	1.440	EXT COVER	7	STUCCO	1.20
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.02
STORIES	2.5	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	11	1.00		FLOOR COVER	6	TILE	1.02
BEDROOMS	5	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	3	1.00		HEATING/COOLING	3	RADIANT HW	1.10
FIXTURES	15	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	2	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,570,413
+	LLU	N	LOWER LEVEL UNF	1,948		57.74	112,485	CONDITION ELEM CD	
+	BAS	L	BASE AREA	2,063	2004	324.08	668,577	EXTERIOR	A
+	USF	L	UPPER STORY FIN	1,804	2004	196.05	353,674	INTERIOR	A
+	LLF	L	LOWER LEVEL FIN	1,500	2004	99.82	149,732	KITCHEN	A
+	OPA	N	OPEN PORCH	599		110.97	66,474	BATHS	A
E	OVH	L	OVERHANG	238	2004	341.50	81,277	BATHS	A
G	BMU	N	BSMT UNFINISHED	115		115.75	13,311	HEAT	A
H	PTA	N	PATIO	361		25.64	9,257	ELECT	A
I	WDK	N	WOOD DECK	36		119.53	4,303	EFF.YR/AGE 2005 / 17	
K	CAN	N	CANOPY	168		22.26	3,739	COND	14 14 %
	BMG	O	BSMT GARAGE	2		13,441.15	26,882	FUNC	0
	F22	O	FPL 2S 2OP	1		17,387.90	17,388	ECON	0
	FIX	O	XTRA FIXTURES	10		4,015.74	40,157	DEPR	14 % GD 86
	JAC	O	JACUZZI	1		23,156.20	23,156	RCNLD	\$1,350,600