

Key: 2727

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.752

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MINOCHER NADIR R ETUX EVELYN J MAYNARD MINOCHER 580 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532		14.0-57-0	580 HEAD OF THE BAY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		08/07/2013	QS	329,000	27604-243	
		06/23/1994	QS	163,000	9249-314	

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 %
18081	02/05/2018	3	ALT/RENO	37,014	03/12/2018	BC	100 100
16246	04/11/2016	9	DECK	8,000	03/12/2018	BC	100 100

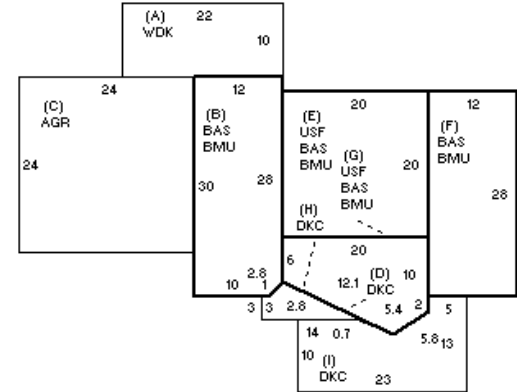
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,450 4		1.00 100	1.00 100	188,560	1.19	A	1.00	R01 0.80		162,390

TOTAL	31,450 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE slight waterview	LAND	162,400	143,700			
Infl1	AVG		BUILDING	439,000	388,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	601,400	532,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/12/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/8/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1985	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	510,436			
NET AREA	1,894	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	220		31.31	6,889					
\$NLA(RCN)	\$270	OVERALL	1.140	EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	1,294		38.62	49,978					
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	558	1985	227.26	126,814		EXTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	576		74.72	43,039		INTERIOR	G		
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	313		75.91	23,760		KITCHEN	G		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	736	1985	227.26	167,267		BATHS	G		
				HEATING/COOLING	2	HOT WATER	1.02	+	USF	L	UPPER STORY FIN	600	1985	133.03	79,816		BATHS	G		
				FUEL SOURCE	2	GAS	1.00	+	FIX	O	XTRA FIXTURES	5		2,574.62	12,873		HEAT	A		
				USE	0		1.00										ELECT	A		
																		EFF.YR/AGE	2005 / 17	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$439,000	