

Key: 2752

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.778

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
IZZI GERALD & DANIEL DOHERTY TRS DIASTOLE REV TRUST 10 FABYAN WAY BUZZARDS BAY, MA 02532				14.4-1-0				10 FABYAN WAY					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
IZZI GERALD & DANIEL DOHE				05/04/2022	F	1 (229843)							
IZZI GERALD &				04/20/2012	F	1 (196868)							
IZZI GERALD &				09/12/2002	QS	625,000 (166538)							
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	612,820	1.00	A	1.00	BSP 2.60	562,620
300	A	0.642 4	1.00	100	1.00	100	1.00	42,380	1.00	A	1.00	BSP 2.60	27,210

LAND

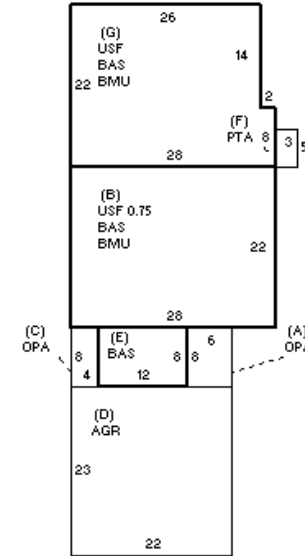
TOTAL	1.560 Acres	ZONING	1	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	WG+500 FT OF WATER FRONTAGE ON POINT			LAND	589,800	501,900
Infl1	AVG		LAND	443,600	392,600			
N_Index	AVG		DETACHED	3,100	3,000			
						OTHER	0	0
						<b>TOTAL</b>	<b>1,036,500</b>	<b>897,500</b>

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY		1	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19337	04/29/2019	3	ALT/RENO	32,625			100	100
05389	06/10/2005	2	ADDITIONS	30,000	05/31/2007	TL	100	100
03147	03/24/2003	3	ALT/RENO	1,500	06/04/2004	TL	100	100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
GZB	+	1.10	10 0.90	2005	120	29.15	3,100	12/31/2002





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/19/2019	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1966	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,114			
NET AREA	2,350	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	80		84.18	6,734	CONDITION ELEM	CD			
\$NLA(RCN)	\$225	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,204		37.42	45,054	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,050	1966	121.78	127,869	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	AGR	N	ATT GARAGE	506		72.39	36,631	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,300	1966	220.19	286,244	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO	15		19.75	296	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		10,318.20	10,318	ELECT	U				
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	6		2,494.53	14,967						
				USE	0		1.00													
																		EFF.YR/AGE	2003 / 19	
																		COND	16 16 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$443,600	