Key: 2753

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,779

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RAFTELIS JAMES & AMALIA T RAFTELIS 6 FABYAN WAY BUZZARDS BAY, MA 02532-5610	14.4-3-0	6 FABYAN WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RAFTELIS JAMES &	05/22/1996	QS	210,000	(140746)
SHERMAN PHYLLIS E	11/06/1992	A	99	N/A-N/A
SHERMAN PHYLLIS		XX		N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

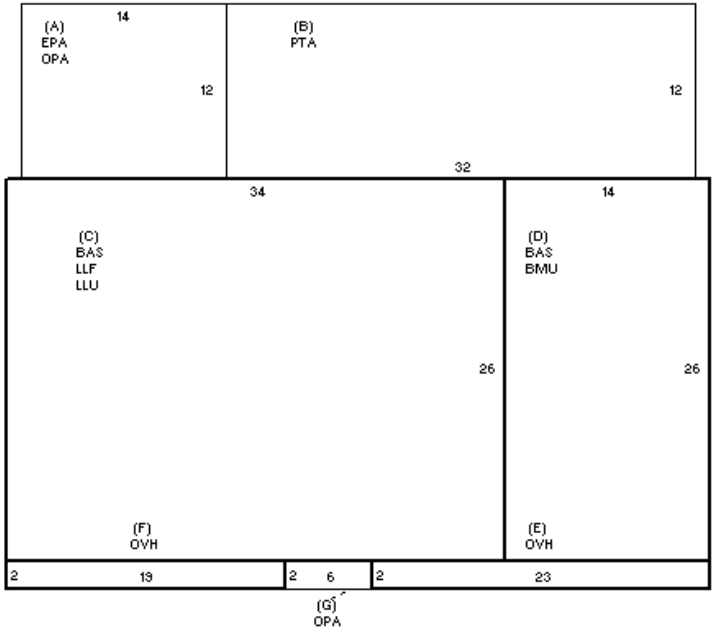
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09588	11/12/2009	3	ALT/RENO	7,800			100	100
02264	05/06/2002	3	ALT/RENO	33,497	08/14/2003	TL	100	100
960156	05/01/1996	10	WOODSTOVE	500	04/23/1997	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,470	4 1.00	100 1.00	100 1.00	388,905	1.40	A 1.00	BEX 1.65			319,420

TOTAL	25,483 SF	ZONING	1	FRNT	181
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	319,400	282,700
BUILDING	328,700	290,900
DETACHED	14,300	17,100
OTHER	0	0
TOTAL	**662,400**	**590,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G 1.20	50 0.50			722	30.87	11,100
PDK	G 1.20	50 0.50			432	14.64	3,200

PHOTO 06/25/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/25/2021	RP
LIST	6/25/2021	EST
REVIEW	6/25/2021	RP

YEAR BLT	1968	SIZE ADJ	1.005
NET AREA	2,216	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	71	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	180		69.63	12,533
A	EPA	N	ENCLOSED PORCH	168		78.61	13,207
B	PTA	N	PATIO	384		14.48	5,562
C	LLU	N	LOWER LEVEL UNF	884		34.13	30,171
C	LLF	L	LOWER LEVEL FIN	884	1968	58.09	51,349
+	BAS	L	BASE AREA	1,248	1968	200.26	249,920
D	BMU	N	BSMT UNFINISHED	364		65.40	23,804
+	OVH	L	OVERHANG	84	1968	192.92	16,205
	BMG	O	BSMT GARAGE	1		7,593.50	7,594
	F11	O	FPL 1S 1OP	1		8,541.60	8,542
	FIX	O	XTRA FIXTURES	6		2,268.73	13,612

TOTAL RCN	432,499

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$328,700