**Key: 2754**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,780

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CHAUVIN DANIEL J ETUX KARYN M<br>9 FABYAN WAY<br>BUZZARDS BAY, MA 02532 | 14.4-5-0 | 9 FABYAN WAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CHAUVIN DANIEL J ETUX KAR | 09/16/2011 | F | 100 | (195198) |
| CHAUVIN DANIEL J & KARYN | 02/22/2005 | F | 100 | (175937) |
| CHAUVIN DANIEL J ETUX | 09/27/2002 | QS | 499,900 | (166697) |

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

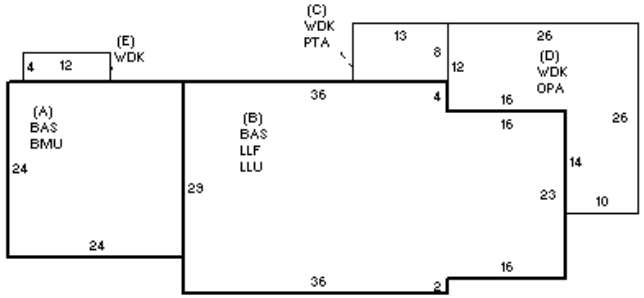
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-21-361 | 05/20/2021 | 3 | ALT/RENO | 15,000 | | | 100 | 100 |
| 0000 | | 3 | ALT/RENO | | 08/10/2020 | TL | 100 | 100 |
| 16074 | 02/03/2016 | 3 | ALT/RENO | 6,445 | | | 100 | 100 |
| 04098 | 03/03/2004 | 3 | ALT/RENO | 12,500 | 04/06/2006 | TL | 100 | 100 |
| 03081 | 02/13/2003 | 3 | ALT/RENO | 2,500 | 01/04/2004 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 30,000 | 4 1.00 | 100 1.00 | 100 1.00 | 388,905 | 1.24 | A 1.00 | BEX 1.65 | | | 331,160 |

| TOTAL | 30,013 SF | ZONING | 1 | FRNT | 184 |
|---|---|---|---|---|---|
| Nbhd | BBAY | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 331,200 | 293,100 |
| BUILDING | 540,100 | 478,000 |
| DETACHED | 1,800 | 1,700 |
| OTHER | 0 | 0 |
| TOTAL | **873,100** | **772,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 12 X 12 | 2003 | 144 | 16.42 | 1,800 |

PHOTO 12/31/2002

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/30/2017 | DB |
| LIST | 3/30/2017 | EST |
| REVIEW | 8/10/2020 | TL |

| YEAR BLT | 1970 | SIZE ADJ | 0.995 |
|---|---|---|---|
| NET AREA | 3,400 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $185 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 13 | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 |
| % BSMT FINISH | 85 | 1.00 |
| # OF HALF BATHS | 0 | 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 576 | | 50.01 | 28,809 |
| A | BAS | L | BASE AREA | 576 | 2004 | 192.44 | 110,848 |
| B | LLU | N | LOWER LEVEL UNF | 1,412 | | 33.80 | 47,722 |
| B | LLF | L | LOWER LEVEL FIN | 1,412 | 1970 | 57.52 | 81,216 |
| B | BAS | L | BASE AREA | 1,412 | 1970 | 192.44 | 271,731 |
| C | PTA | N | PATIO | 104 | | 15.53 | 1,615 |
| D | OPA | N | OPEN PORCH | 452 | | 63.94 | 28,903 |
| + | WDK | N | WOOD DECK | 604 | | 23.21 | 14,018 |
| | BMG | O | BSMT GARAGE | 2 | | 7,744.85 | 15,490 |
| | F12 | O | FPL 1S 2OP | 1 | | 9,148.70 | 9,149 |
| | FIX | O | XTRA FIXTURES | 8 | | 2,313.93 | 18,511 |

| TOTAL RCN | 628,009 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2005 / 17 | |
|---|---|---|
| COND | 14 | 14 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |
| RCNLD | | $540,100 |