**Key: 2783**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,812

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CHMURA THOMAS J III &<br>STEPHANIE STEPANIAN<br>40 NYE LANE<br>BUZZARDS BAY, MA 02532 | 14.4-34-0 | 40 NYE LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CHMURA THOMAS J III & | 10/28/2022 | V | 925,000 | (231411) |
| ROBINSON SARAH ET AL TRS | 08/10/2016 | F | 1 | (210355) |
| ROBINSON ALLAN R | 07/08/2002 | QS | 475,000 | (165859) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 23,700 | 4 1.00 | 100 1.00 | 100 1.00 | 388,905 | 1.49 | A 1.00 | BEX 1.65 | | | 314,850 |

| TOTAL | 23,697 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | BBAY |
| Infl1 | AVG |
| N_Index | AVG |

NOTE: ALSO OWNS CONTIGUOUS PARCEL 33 WHICH IS UNBUILDBLE AT THIS TIME Landlocked no frontage

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 314,900 | 278,700 |
| BUILDING | 249,900 | 221,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **564,800** | **499,800** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 07/07/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 7/7/2022 | SL |
| LIST | 7/7/2022 | EST |
| REVIEW | 7/7/2022 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1940 | SIZE ADJ | 1.015 |
| NET AREA | 1,172 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $281 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 32 | 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 | 4 | FLAT/ SHED | 1.00 |
| ROOF COVER | 9 | OTHER | 1.00 |
| FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | WDK | N | WOOD DECK | 208 | | 26.29 | 5,468 |
| B | BMU | N | BSMT UNFINISHED | 1,172 | | 37.01 | 43,378 |
| B | BMF | N | BSMT FINISH | 375 | | 59.31 | 22,240 |
| B | BAS | L | BASE AREA | 1,172 | 1940 | 194.85 | 228,359 |
| C | PTA | N | PATIO | 544 | | 13.80 | 7,508 |
| | BMG | O | BSMT GARAGE | 1 | | 7,234.90 | 7,235 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,138.30 | 8,138 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,161.60 | 6,485 |

TOTAL RCN 328,810

| 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 $249,900