

Key: 3031

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.068

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GERRIOR CHRISTOPHER MICHAEL & KATHERINE LYNN GERRIOR 2 FABYAN WAY BUZZARDS BAY, MA 02532				15.3-13-0				2 FABYAN WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GERRIOR CHRISTOPHER MICHA				10/31/2017	QS	260,000	(214548)	
				DORAN MICHAEL ETUX				07/28/2009	A	150,000	(183926)	
				HENZIE CAROLYNNE				08/22/2007	F	1	(183926)	

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 %
17923	11/09/2017	3	ALT/RENO		08/16/2018		100 100
15206	04/08/2015	15	INSULATE/WEA	7,400	05/05/2015		100 100
08106	03/28/2008	3	ALT/RENO	6,930	10/01/2008	TL	100 100

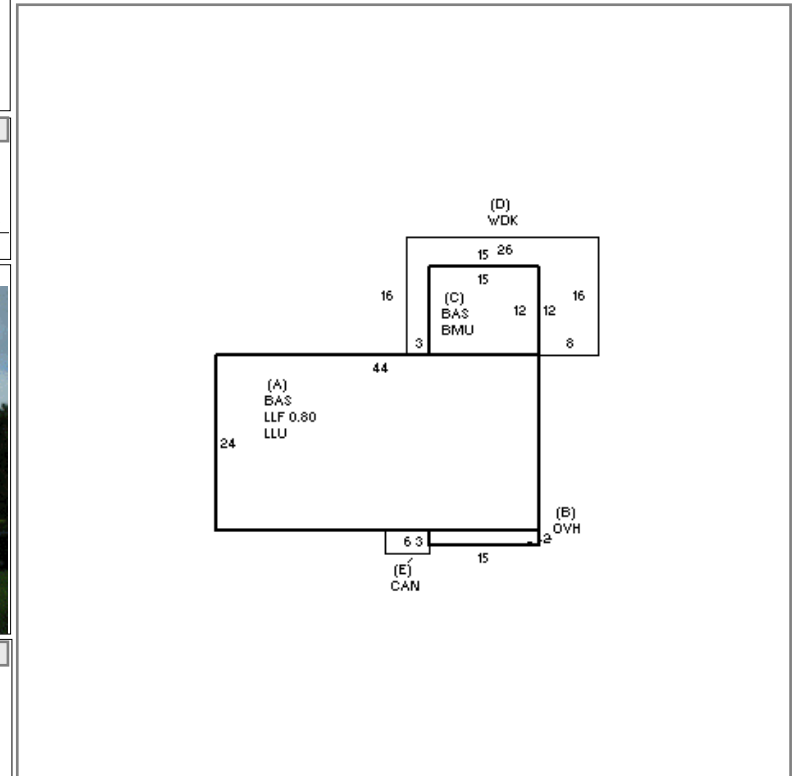
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,240	4	1.00	100	1.00	100	1.00	235,700	2.43	A	1.00	R03	1.00		174,400

TOTAL	13,242 SF	ZONING	1	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE view;AE flood zone ;1700 ins per yr .. 10/18; adj lpi from bgd 1.35 to r03 0.95 consistency w/similar nearby	LAND	174,400	154,400			
Infl1	AVG		BUILDING	296,000	262,000			
N_Index	AVG		DETACHED	12,000	11,500			
			OTHER	0	0			
			TOTAL	482,400	427,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90		288	42.92	11,100
SHF	A	1.00	50 0.50		108	16.42	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2018	BC
MODEL	1		RESIDENTIAL	LIST	8/16/2018	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1968	SIZE ADJ	1.005
NET AREA	2,111	DETAIL ADJ	1.000
\$NLA(RCN)	\$180	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	65	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	3	W/W CARPET	1.00
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
A	LLU	N	LOWER LEVEL UNF	1,056		33.49	35,362
A	LLF	L	LOWER LEVEL FIN	845	1968	56.99	48,157
+	BAS	L	BASE AREA	1,236	1968	196.48	242,848
B	OVH	L	OVERHANG	30	1968	189.29	5,679
C	BMU	N	BSMT UNFINISHED	180		64.16	11,550
D	WDK	N	WOOD DECK	236		27.07	6,388
E	CAN	N	CANOPY	18		16.14	291
	BMG	O	BSMT GARAGE	1		7,450.20	7,450
	F11	O	FPL 1S 1OP	1		8,380.40	8,380
	FIX	O	XTRA FIXTURES	6		2,225.93	13,356

TOTAL RCN	379,460
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$296,000