

Key: 3032

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.069

LEGALS

LAND

DETACHED

BUILDING

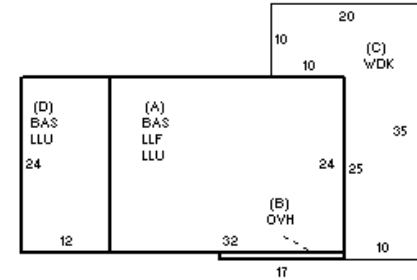
CURRENT OWNER				PARCEL ID				LOCATION			
MILLER KAMARA L & ZENETH S FERFUSON-HARPER 14 LITTLE BAY LN BUZZARDS BAY, MA 02532				15.3-14-0				14 LITTLE BAY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MILLER KAMARA L & LUCY KELLIE E & KIMBERLY ALENCE ROBERT M &				11/26/2021	QS	459,000	(228372)				
				03/19/2003	F	100	(168604)				
				07/07/1989	QS	164,000	965-115				

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-23-741	11/21/2023	15	INSULATE/WEA	3,331			100	100
EXB-22-526	08/17/2022	3	ALT/RENO	7,000			100	100
900153	04/17/1990	9	DECK	4,000	10/21/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,430	4	1.00	100	1.00	100	1.00	235,700	2.77	A	1.00	R03	1.00			171,560

TOTAL	11,413 SF	ZONING	1	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE water views across the street	LAND	171,600	151,800			
Infl1	AVG		BUILDING	254,000	224,800			
N_Index	AVG		DETACHED	1,800	1,400			
			OTHER	0	0			
		TOTAL		427,400	378,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 12		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2022	RP
MODEL	1		RESIDENTIAL	LIST	4/28/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/28/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.010
NET AREA	1,841	DETAIL ADJ	1.000
\$NLA(RCN)	\$182	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	73	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	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
+	LLU	N	LOWER LEVEL UNF	1,056		33.65	35,538
A	LLF	L	LOWER LEVEL FIN	768	1967	64.81	49,777
+	BAS	L	BASE AREA	1,056	1967	201.64	212,933
B	OVH	L	OVERHANG	17	1967	190.25	3,234
C	WDK	N	WOOD DECK	450		22.44	10,096
	BMG	O	BSMT GARAGE	1		7,487.30	7,487
	F11	O	FPL 1S IOP	1		8,422.10	8,422
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	334,200
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	\$254,000