

Key: 3037

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.074

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BROSAN DANIEL J & BETESY KURTZ BROSAN 30 LITTLE BAY LN BUZZARDS BAY, MA 02532-5621				15.3-19-0				30 LITTLE BAY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROSAN DANIEL J & BROSAN JOSEPH P &				09/17/2001	A XX	(162793) 00785-00096					

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	%
06468	07/31/2006	3	ALT/RENO	3,200	08/23/2006	DB	100	100
920566	11/03/1992	6	FENCE	200	03/03/1993	JS	100	100
900306	06/11/1990	3	ALT/RENO	200	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	12,490 4	1.00	100	1.00	100	1.00	223,915	2.56	05	0.95 R03	1.00	164,560

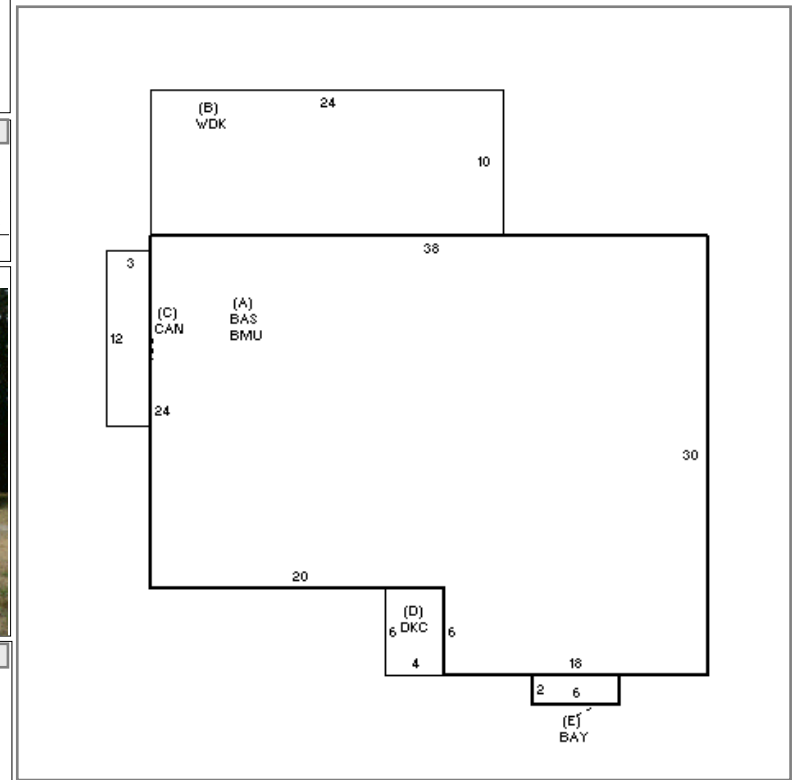
TOTAL	12,502 SF	ZONING	1	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N topo=drainage easement O 81' frontage on Venn Lane;#84-3A;no longer shares dock T with 35 Little Bay;removed float E				LAND	164,600	145,600
Infl1	AVG					BUILDING	201,400	178,300
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	366,000	323,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/18/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1966	SIZE ADJ	1.015
NET AREA	1,032	DETAIL ADJ	1.000
\$NLA(RCN)	\$257	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,020		37.38	38,129
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,020	1966	196.79	200,730
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		26.55	6,372
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CAN	N	CANOPY	36		13.98	503
FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	24		64.37	1,545
INT. FINISH	2	DRYWALL	1.00	E	BAY	L	BAYWINDOW	12	2006	185.64	2,228
HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1		7,307.30	7,307
FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 10P	1		8,219.70	8,220
USE	0		1.00								

TOTAL RCN	265,034	
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	\$201,400	