

Key: 324

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 321

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
VALENZANO HELLE 8 KING ARTHUR WAY BUZZARDS BAY, MA 02532		3.0-199-0	8 KING ARTHUR WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
VALENZANO HELLE		04/22/2011	QS	235,000	25400-330
MACNAYR SCOTT W &		12/02/1996	QS	111,895	10507-195

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-21-737	10/11/2021	3	ALT/RENO	2,000	12/19/2017	TL	100 100
960465	09/30/1996	1	NEW CONSTRUC	40,000	12/05/1996	JC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,464	3	1.00	100	1.00	100	1.00	212,130	2.13	A	1.00	R05	0.90			160,100

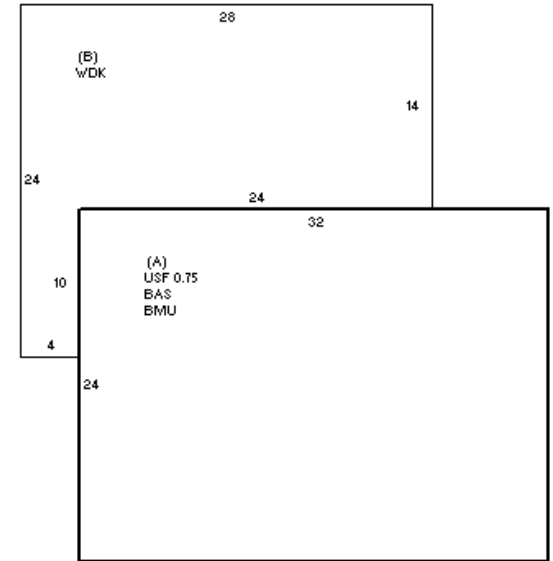
TOTAL	15,464 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	160,100	157,400
Infl1	AVG		BUILDING	258,100	231,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	418,200	388,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	TL
MODEL	1		RESIDENTIAL	LIST	12/19/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$229	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	8		1.00	FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.86	39,829
A	BAS	L	BASE AREA	768	1996	232.40	178,482
A	USF	L	UPPER STORY FIN	576	1996	123.97	71,406
B	WDK	N	WOOD DECK	432		24.07	10,397
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	307,312	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
EFF.YR/AGE		2003 / 19	
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			\$258,100