

Key: 3311

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.353

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AND

CURRENT OWNER				PARCEL ID				LOCATION			
GROPMAN ELIZABETH 3 FABYAN WAY BUZZARDS BAY, MA 02532				19.2-1-0				3 FABYAN WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GROPMAN ELIZABETH				11/14/2017	U	374,000	(214651)				
BOWLER RICHARD				12/05/2013	H	305,000	(202187)				
LANHAM LESLIE I &					XX		(76556)				

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-23-388	06/27/2023	3	ALT/RENO	15,000			0 0
B-21-117	04/29/2021	9	DECK	5,000	08/03/2022	SL	100 100
SR-21-16	03/24/2021	4	DETACH.STRUC	500			100 100
17942	11/16/2017	3	ALT/RENO	10,000	04/24/2018	BC	100 100
11267	05/24/2011	3	ALT/RENO	1,600	06/21/2011	TL	100 100

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AND

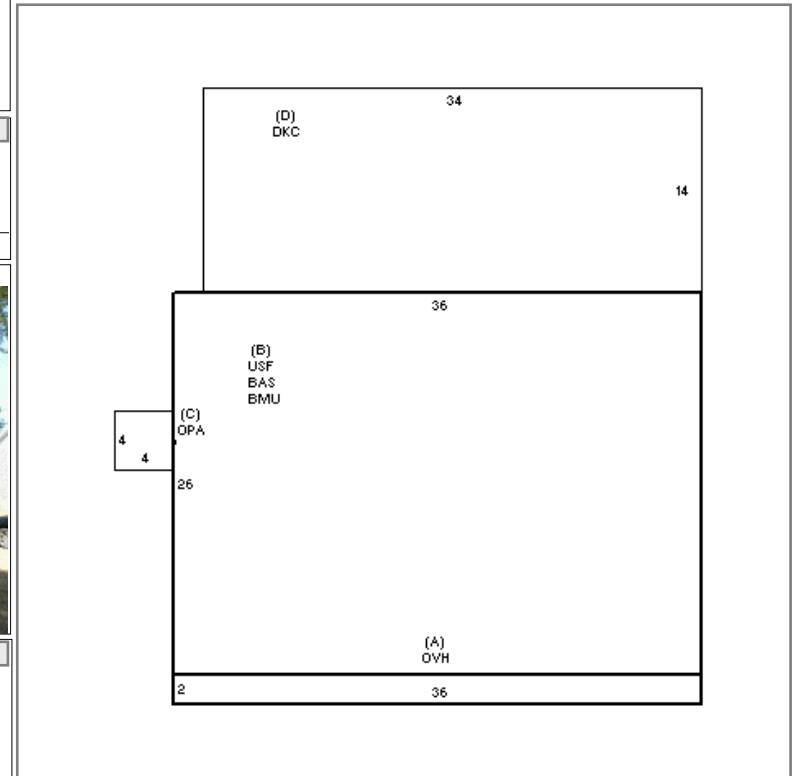
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,000 4	1.00	100	1.00	100	1.00					294,910	
TOTAL						15,987 SF	ZONING	1	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	294,900	261,000								
Infl1	AVG		BUILDING	355,700	314,800								
N_Index	AVG		DETACHED	3,300	3,100								
			OTHER	0	0								
TOTAL				653,900	578,900								

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12 X 16	2021	192	19.14	3,300



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/3/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/25/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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YEAR BLT	1978	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,507
NET AREA	1,944	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OVH	L	OVERHANG	72	1978	199.37	14,355	CONDITION ELEM	CD
\$NLA(RCN)	\$215	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	936		40.14	37,575	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	936	1978	218.31	204,341	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	936	1978	118.51	110,928	KITCHEN	G	
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	16		104.66	1,675	BATHS	G	
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00	D	DKC	N	DECK-COMPOSITE	476		69.12	32,903	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05		F21	O	FPL 2S 1OP	1		9,697.80	9,698	ELECT	A	
FIXTURES	8	1.00	FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,344.57	7,034			
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															
EFF.YR/AGE																2004 / 18	
COND																15 15 %	
FUNC																0	
ECON																0	
DEPR																15 % GD 85	
RCNLD																\$355,700	