

Key: 3398

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.438

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BROWN ISIAIAH 6 BAYBERRY RD BUZZARDS BAY, MA 02532				19.2-86-0				6 BAYBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BROWN ISIAIAH				02/05/2021	QS	361,500 (225293)					
GIANFERANTE NICHOLAS &				02/14/2020	O	165,000 (221873)					
HOWARD EDWIN E TR OF				03/21/1989	F	1 (117070)					

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	%
E-20-151	08/07/2020	3	ALT/RENO	10,000	03/12/2021	TL	100	100
B-20-211	07/29/2020	3	ALT/RENO	900	03/12/2021	TL	100	100
20214	03/06/2020	3	ALT/RENO	29,000	03/12/2021	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000 4		100 1.00	100 1.00	235,700	3.84	A	1.00	R03	1.00	166,180

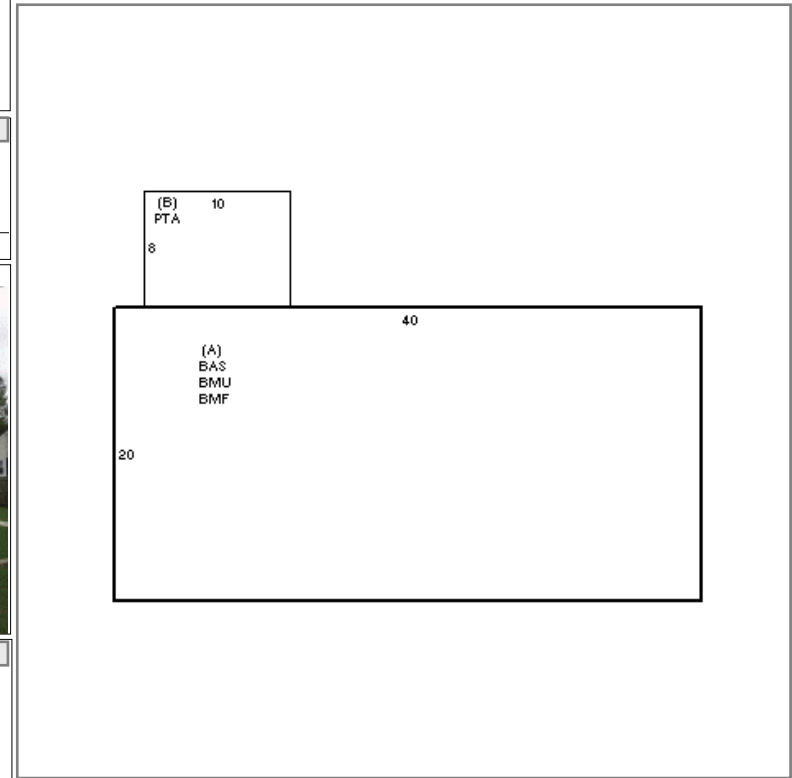
TOTAL	8,015 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND	166,200	147,100		
Infl1	AVG		BUILDING	242,200	214,300			
N_Index	AVG		DETACHED	31,600	30,100			
			OTHER	0	0			
				TOTAL	440,000	391,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E	1.90 10 0.90	20 X 24		480	73.13	31,600



BUILDING	CD	ADJ	DESC	MEASURE	3/15/2021	TL
MODEL	1		RESIDENTIAL	LIST	3/15/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/15/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1943	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	800	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMF	N	BSMT FINISH	800		44.58	35,664
\$NLA(RCN)	\$303	OVERALL	0.950	EXT COVER	4	VINYL	1.00	A	BMU	N	BSMT UNFINISHED	800		46.83	37,468
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	800	1943	209.87	167,898
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	80		14.80	1,184
				FLOOR COVER	12	OTHER	1.00								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								



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	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	242,213	CONDITION ELEM	CD
EXTERIOR			V
INTERIOR			V
KITCHEN			V
BATHS			V
HEAT			U
ELECT			U

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$242,200