

Key: 3412

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.452

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN SUZANNE E 73 PURITAN RD BUZZARDS BAY, MA 02532				19.2-102-0				73 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLYNN SUZANNE E				10/28/2020	QS	495,000 (224210)					
PACHECO WAYNE				02/12/2013	U	150,000 (199621)					
KAROL STEVEN ETUX DAWN &				03/22/2007	O	270,000 (182635)					

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 %
B-23-36	03/16/2023	3	ALT/RENO	25,860	04/06/2023	SL	100 100
EXB-22-809	12/05/2022	14	DECK	17,000	06/20/2023	SL	100 100
13533	08/15/2013	3	SOLAR	2,000	12/16/2014		100 100
13087	02/19/2013	3	ALT/RENO	10,000	12/16/2014		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,280 4	1.00	100	1.00	100	1.00					222,810
						318,195	4.19	A	1.00	BAV	1.35	

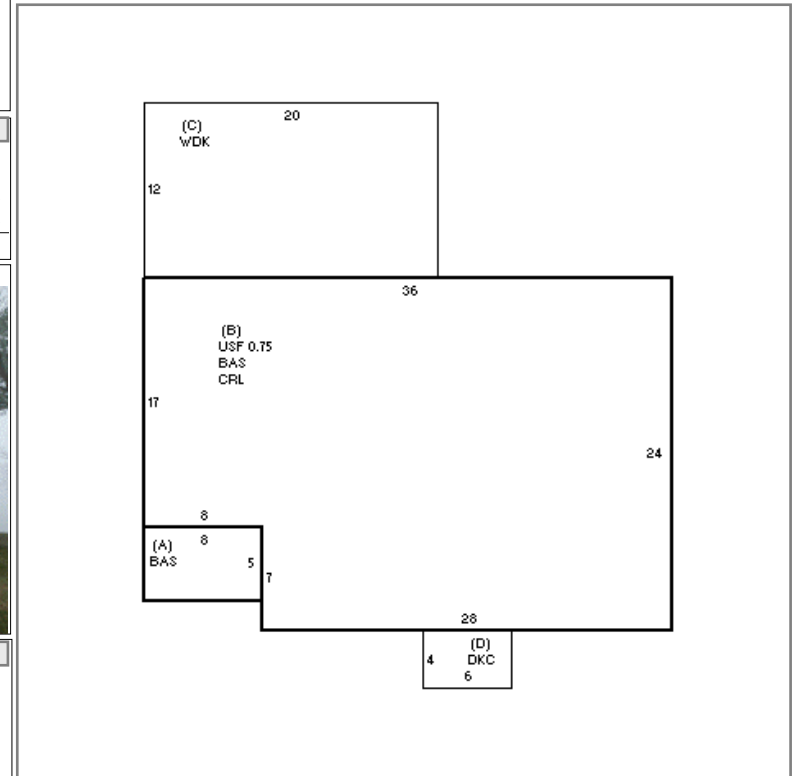
TOTAL	7,275 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	222,800	197,200
Infl1	AVG		BUILDING	274,900	235,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	497,700	433,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/28/2016	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/20/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1945	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,786		
NET AREA	1,454	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	848	1945	229.46	194,580	CONDITION ELEM	CD		
\$NLA(RCN)	\$205	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	808		23.55	19,026	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	606	1945	125.81	76,244	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	240		29.97	7,193	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	24		72.65	1,744	BATHS	G		
				INT. FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF. YR/AGE	2011 / 11
																		COND	8 8 %
																		FUNC	0
																		ECON	0
																		DEPR	8 % GD 92
																		RCNLD	\$274,900