

Key: 3415

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.455

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MASCIOVECCHIO KELLY A ET VIR C/O MASCIOVECCHIO KELLY A & 2 QUAMHASSET RD BUZZARDS BAY, MA 02532				19.2-105-0				2 QUAMHASSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASCIOVECCHIO KELLY A & MASCIOVECCHIO KELLY A ET AVALON EARLENE ETUX				10/03/2023	F	10	36014-79				
				08/30/2011	QS	375,000	25650-267				
				02/26/2009	S	299,900	23480-53				

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	%
19643	07/17/2019	4	DETACH.STRUC	4,000			100	100
09064	03/10/2009	3	ALT/RENO	5,000	06/17/2009		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	25,200	4	1.00	100	1.00	100	1.00	330,569	1.42	15	0.85	BEX	1.65		270,910

TOTAL	25,221 SF	ZONING	1	FRNT	63	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E end of cove=mud-not usable wf=topo; great view; overlooking Buttermilk Bay	LAND	270,900	239,800			
Infl1	AVG		BUILDING	287,800	254,700			
N_Index	AVG		DETACHED	4,100	5,900			
			OTHER	0	0			
			TOTAL	562,800	500,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	50 0.50	18 X 20	160	51.50	4,100
SHF	A	1.00	10 0.90	6 X 12	2019	0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/16/2017	TL
MODEL	1		RESIDENTIAL	LIST	9/16/2017	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,200	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OVH	L	OVERHANG	88	1969	194.75	17,138
\$NLA(RCN)	\$168	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	EPA	N	ENCLOSED PORCH	76		87.57	6,655
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	1,056		34.45	36,382
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLF	L	LOWER LEVEL FIN	1,056	1969	58.63	61,918
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	1,056	1969	206.43	217,991
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	224		14.62	3,276
				HEATING/COOLING	9	WARM-COOL AIR	1.03	D	WDK	N	WOOD DECK	224		27.85	6,238
				FUEL SOURCE	2	GAS	1.00	E	ASH	N	ATT SHED	136		24.93	3,391
				USE	0		1.00		F12	O	FPL 1S ZOP	1		9,054.40	9,054
									FIX	O	XTRA FIXTURES	3		2,290.13	6,870

TOTAL RCN	368,913
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$287,800

