

Key: 3417

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.457

LEGAL

LAND

DETACHED

BUILDING

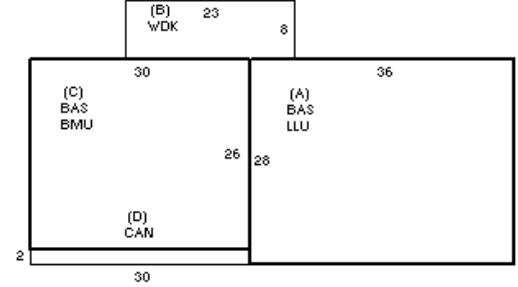
CURRENT OWNER				PARCEL ID				LOCATION			
CONNOLLY ELIZABETH H TR OF 6 QUAMHASSET ROAD REALTY TRUST 6 QUAMHASSET RD BUZZARDS BAY, MA 02532-5608				19.2-107-0				6 QUAMHASSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNOLLY ELIZABETH H TR O				02/19/1997	XX		10616-106				

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	%
05455	07/05/2005	12 3	CYCLICAL ALT/RENO	10,400	04/05/2018 02/05/2007	DB TL	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,220 4	1.00	DCK 1.00	100 1.00	388,905	1.30	A 1.00	BEX 1.65			326,550

TOTAL	28,227 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Chapter 91 license #87-4 Expires 2098	LAND	326,600	289,000			
Infl1	DOCK		BUILDING	350,100	313,900			
N_Index	AVG		DETACHED	56,500	53,800			
			OTHER	0	0			
			TOTAL	733,200	656,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00 A	0.75 6 X 6		36	18.30	500
PPD	V	1.30 10	0.90 4X60		240	235.56	50,900
FLD	V	1.30 10	0.90 6X12		72	78.52	5,100



BUILDING	CD	ADJ	DESC	MEASURE	10/30/2016	TL
MODEL	1		RESIDENTIAL	LIST	10/30/2016	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	4/5/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.005
NET AREA	2,160	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	14	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,008		31.88	32,132
+	BAS	L	BASE AREA	1,788	1971	176.22	315,084
B	WDK	N	WOOD DECK	184		34.80	6,404
C	BMU	N	BSMT UNFINISHED	780		45.80	35,723
D	CAN	N	CANOPY	60		13.10	786
	LLF	L	LOWER LEVEL FIN	372	1971	69.84	25,982
	BMF	N	BSMT FINISH	240		58.13	13,952
	BMG	O	BSMT GARAGE	2		7,092.00	14,184
	F11	O	FPL 1S 1OP	1		7,977.50	7,978
	FIX	O	XTRA FIXTURES	4		2,118.75	8,475

TOTAL RCN	460,699
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$350,100