Key: 3434

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,474

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSTON THOMAS M ETUX JEAN C JOHNSTON 1 QUAMHASSET RD BUZZARDS BAY, MA 02532	19.2-124-0	1 QUAMHASSET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSTON THOMAS M ETUX	07/31/2007	QS	325,000	22230-337
TODESCO BRIAN P	01/23/2006	N		20675-228
TODESCO JUDITH E	06/11/2002	X		15252-113

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	%
		3	ALT/RENO		07/17/2020	TL	100	100
12548	08/14/2012	2	ADDITIONS	14,000	06/17/2015	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,700	4 1.00	100 1.00	100 1.00	318,195	2.10	A 1.00	BGD 1.35			240,650

TOTAL	15,682 SF	ZONING	1	FRNT	106

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

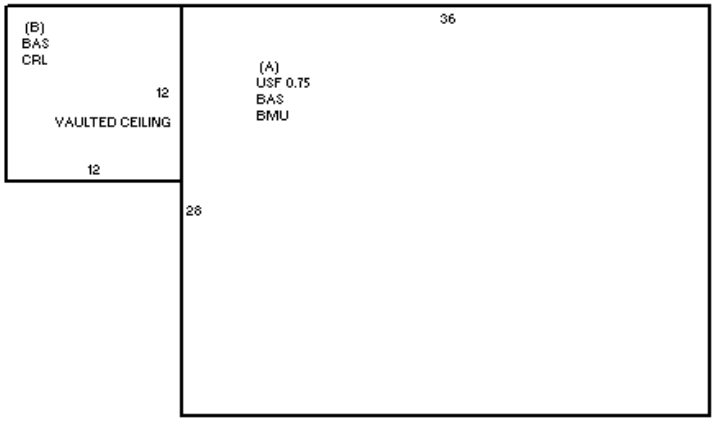
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	240,700	213,000
BUILDING	354,500	313,700
DETACHED	2,300	2,200
OTHER	0	0
TOTAL	**597,500**	**528,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12 X 16		192	15.95	2,300

PHOTO 06/17/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/17/2015	TL
LIST	6/17/2015	TL
REVIEW	7/17/2020	TL

YEAR BLT	1967	SIZE ADJ	1.010
NET AREA	1,908	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	1	WOOD SHINGLE	1.02
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		41.25	41,580
A	BAS	L	BASE AREA	1,008	1967	217.15	218,890
A	USF	L	UPPER STORY FIN	756	1967	123.00	92,987
B	CRL	N	BSMT CRAWL	144		38.75	5,580
B	BAS	L	BASE AREA	144	2012	217.15	31,270
	F21	O	FPL 2S 1OP	1		9,964.70	9,965
	FIX	O	XTRA FIXTURES	3		2,409.07	7,227

TOTAL RCN	407,498

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$354,500