

Key: 3446

### Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.488

LEGALS

LAND

DETACHED

BUILDING

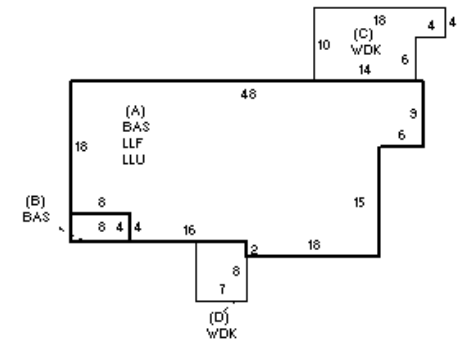
CURRENT OWNER				PARCEL ID				LOCATION					
MUNSEY GEORGE IV & PENELOPE TRS MUNSEY FAMILY LIVING TRUST 5 FABYAN WAY BUZZARDS BAY, MA 02532				19.2-139-0				5 FABYAN WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MUNSEY GEORGE IV & PENELOPE				10/23/2019	F	100 (220888)			
MUNSEY GEORGE, IV & LEACH CATHERINE TR OF 5				04/26/2018	QS	440,000 (215994)							
				08/22/2003	QS	95,000 (170289)							

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	%
EXB-23-679	10/12/2023	3	ALT/RENO	8,487			0	0
06095	02/10/2006	1	NEW CONSTRUC	120,000	10/07/2010	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,970 4		1.00 100	1.00 100	388,905	2.32	A	1.00	BEX	1.65	289,650

TOTAL	13,983 SF	ZONING	1	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	289,700	256,400			
Infl1	AVG		BUILDING	292,600	261,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>582,300</b>	<b>518,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/14/2019	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/14/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**

YEAR BLT	2009	SIZE ADJ	1.010
NET AREA	1,996	DETAIL ADJ	1.000
\$NLA(RCN)	\$161	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	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	2	CLAPBOARD	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	982		35.34	34,700
A	LLF	L	LOWER LEVEL FIN	982	2009	60.14	59,056
+	BAS	L	BASE AREA	1,014	2009	211.72	214,688
+	WDK	N	WOOD DECK	212		28.57	6,056
	FIX	O	XTRA FIXTURES	3		2,348.87	7,047

TOTAL RCN	321,547	
CONDITION ELEM	CD	
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	2010 / 12	
COND	9 9 %	
FUNC	0	
ECON	0	
DEPR	9 % GD	91
RCNLD	\$292,600	