

Key: 3514

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.555

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
FRAZIER ROBERT TR OF THE ROBERT FRAZIER LIVING TRUST 33 LINCOLN AVE BUZZARDS BAY, MA 02532-3120		19.3-79-0		25 GARDENIER AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FRAZIER ROBERT TR OF THE FRAZIER ROBERT &		03/03/2009 01/30/1978	F QS	28,000	1 23496-330 2656-22

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 %
19835	09/12/2019	3	ALT/RENO	25,436	11/04/2019	RP	100 100
11145	04/06/2011	3	ALT/RENO	2,855	07/22/2011		100 100
10076	03/09/2010	3	ALT/RENO	4,000	04/20/2010	TL	100 100
990234	05/13/1999	6	FENCE	1,400	12/17/1999	MS	100 100
980380	07/01/1998	3	ALT/RENO	4,000	01/21/1999	JS	100 100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200 4		1.00 100	1.00 100	318,195	4.23	A	1.00	BGD	1.35	222,650

TOTAL	7,187 SF	ZONING	1	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	222,700	197,100
Infl1	AVG		BUILDING	161,900	143,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	384,600	340,400			

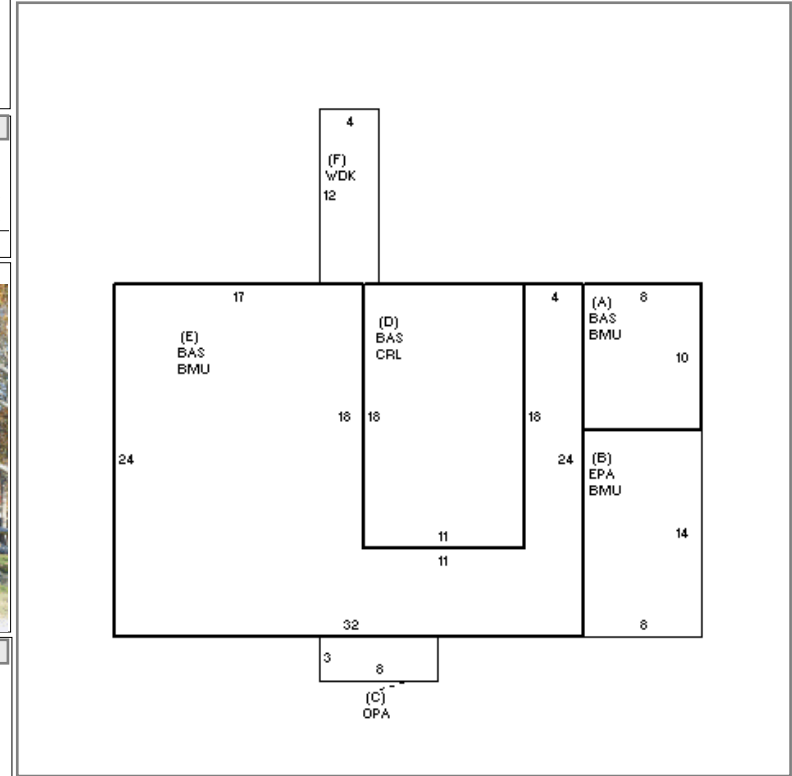
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/04/2019



BUILDING	CD	ADJ	DESC	MEASURE	11/4/2019	RP
MODEL	1		RESIDENTIAL	LIST	11/4/2019	RP
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1936	SIZE ADJ	1.020
NET AREA	848	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	0.930
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	762		43.67	33,273
+	BAS	L	BASE AREA	848	1936	188.11	159,519
B	EPA	N	ENCLOSED PORCH	112		78.04	8,740
C	OPA	N	OPEN PORCH	24		90.20	2,165
D	CRL	N	BSMT CRAWL	198		32.50	6,434
F	WDK	N	WOOD DECK	48		60.14	2,887

TOTAL RCN	213,018
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	\$161,900