

Key: 3519

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.561

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JORDAN JOSHUA R 41 LINCOLN AVE BUZZARDS BAY, MA 02532				19.3-84-0				41 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JORDAN JOSHUA R				12/01/2017	QS	275,000	30933-301				
M & M HOMES LLC				06/29/2017	L	165,000	()				
US BANK NATIONAL ASSOC				05/09/2016	L	206,000	29636-136				

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	%
18428	05/17/2018	15	INSULATE/WEA	3,071			100	100
17539	07/12/2017	3	ALT/RENO	30,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,708 4	1.00	100	1.00	100	1.00	259,270	4.52	A	1.00	R07 1.10	180,570

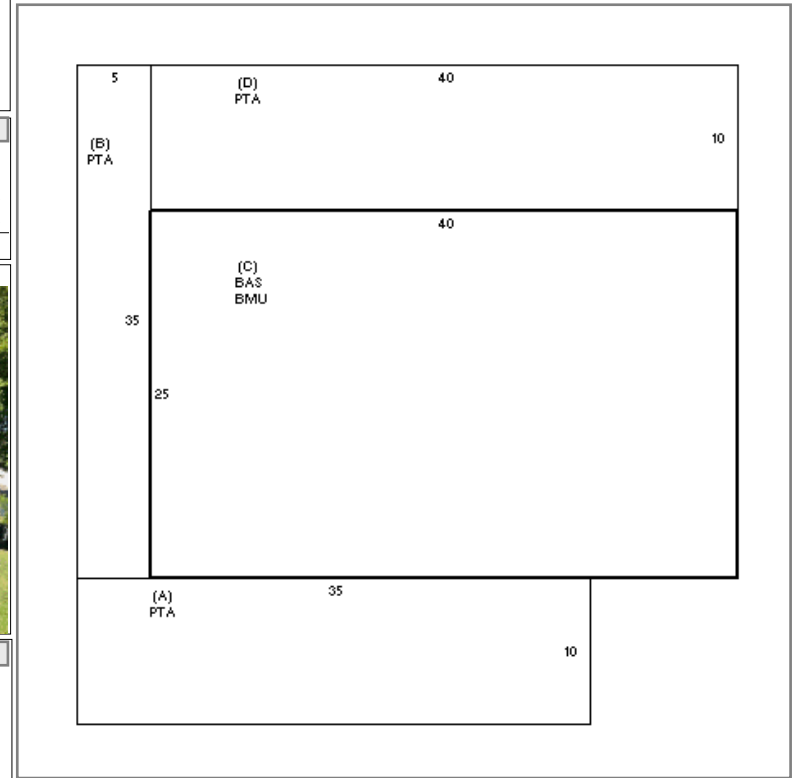
TOTAL	6,708 SF	ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 09/18; adj lpi from r05 to r07 as ltd waterview exists.	LAND	180,600	174,300			
Infl1	AVG		BUILDING	232,100	205,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	412,700	379,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/26/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/26/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,000	DETAIL ADJ	1.000
\$NLA(RCN)	\$264	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO	925		13.66	12,639
C	BMU	N	BSMT UNFINISHED	1,000		36.64	36,642
C	BAS	L	BASE AREA	1,000	1950	199.27	199,267
	BMG	O	BSMT GARAGE	1		7,162.60	7,163
	F11	O	FPL 1S 10P	1		8,056.90	8,057

TOTAL RCN	263,767
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$232,100