

Key: 3536

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.584

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
GABOUREL STEPHEN M & HALEY S GABOUREL		19.3-102-0	7 STUDIO DR			
7 STUDIO DR BUZZARDS BAY, MA 02532-2956		TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
		GABOUREL STEPHEN M & LUPICA MATTHEW A	09/18/2000	QS	135,000	13245-278
			10/30/1996	QS	66,000	10459-268

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 %
19539	06/14/2019	2	ADDITIONS	33,000	02/27/2020	TL	100 100
980179	04/17/1998	9	DECK	1,600	01/20/1999	JS	100 100
980174	04/16/1998	3	ALT/RENO	6,527	01/20/1999	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,900 4	1.00	100	1.00	100	1.00	235,700	4.40	A	1.00	R03 1.00	164,450

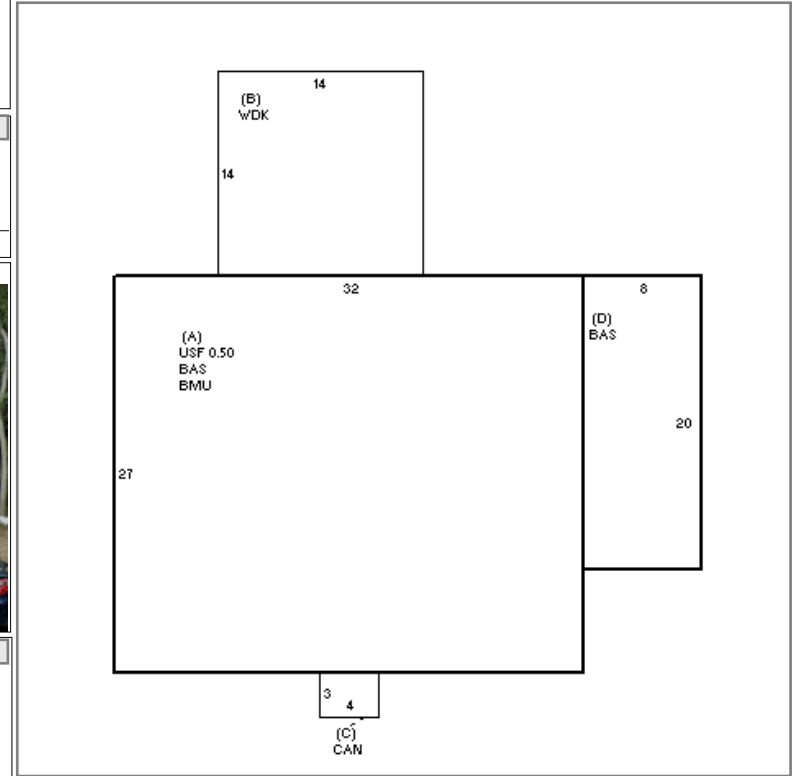
TOTAL	6,882 SF	ZONING	1	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	164,500	145,500			
Infl1	AVG		BUILDING	284,000	251,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	448,500	396,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	12/02/2020
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2020	TL
MODEL	1		RESIDENTIAL	LIST	2/27/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	12/22/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		1	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.34	34,857
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1945	212.38	183,498
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	432	1945	121.73	52,589
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	196		38.69	7,584
FLOOR COVER	1	HARDWOOD	1.02	C	CAN	N	CANOPY	12		17.15	206
INT. FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	160	2019	212.38	33,982
HEATING/COOLING	2	HOT WATER	1.02	BMG	O	O	BSMT GARAGE	1		7,886.10	7,886
FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 1OP	1		9,745.80	9,746
USE	0		1.00	FIX	O	O	XTRA FIXTURES	5		2,356.08	11,780

TOTAL RCN	342,128
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$284,000