

Key: 3639

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.690

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CHRISTENSEN ADAM JOSEPH 33 BUZZARDS BAY AVE BUZZARDS BAY, MA 02532		19.4-18-0		33 BUZZARDS BAY AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CHRISTENSEN ADAM JOSEPH		10/28/2020	QS	346,000	33408-222
CANTARA JUSTIN W &		12/04/2015	QS	247,500	29312-214
JANUS PROPERTY GROUP INC		07/22/2015	U	140,500	29027-226

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 %
12587	08/27/2012	15	ALT/RENO INSULATE/WEA	4,000	11/25/2020 10/05/2015	TL 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	7,350 4	1.00	100	1.00	100	1.00	235,700	4.15	A	1.00	R02 1.00	165,160

TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	165,200	116,900
Infl1	AVG		BUILDING	311,000	275,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	476,200	392,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	TL
MODEL	1		RESIDENTIAL	LIST	11/25/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/19/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1944	SIZE ADJ	1.015
NET AREA	1,233	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	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	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	388		74.58	28,938
+	OPA	N	OPEN PORCH	112		83.37	9,337
C	PTA	N	PATIO	420		16.52	6,939
E	AGR	N	ATT GARAGE	216		84.80	18,317
+	BAS	L	BASE AREA	726	1944	250.61	181,944
+	USF	L	UPPER STORY FIN	507	1944	133.69	67,779
	F21	O	FPL 2S 1OP	1		10,702.50	10,703

TOTAL RCN	323,956
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE 2015 / 7	
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$311,000

