

Key: 3646

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.697

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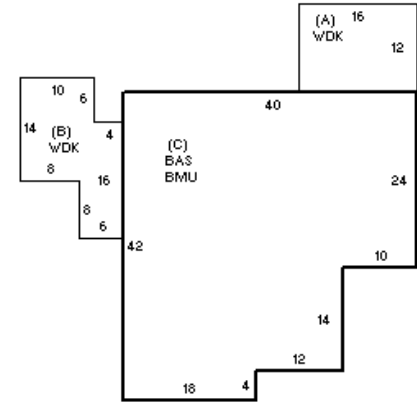
CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTENSEN BETH ANN & ROBB CARTER CHRISTENSEN 38 BUZZARDS BAY AVENUE BUZZARDS BAY, MA 02532				19.4-26-0				38 BUZZARDS BAY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CHRISTENSEN BETH ANN & BIRO BETH A				10/24/2019	F	10 32406-69		21254-110			
STOWE STEPHEN J &				08/08/2006	F	100 12919-15		130,500			
STOWE STEPHEN J &				03/31/2000	QS	130,500		12919-15			

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,140 4	1.00	100	1.00	100	1.00	A	1.00	R02	1.00	164,830

TOTAL	7,144 SF	ZONING	1	FRNT	68	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	164,800	116,700
Infl1	AVG		BUILDING	305,000	269,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	469,800	386,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/10/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/10/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,452	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	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	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	412		22.98	9,468
C	BMU	N	BSMT UNFINISHED	1,452		34.37	49,907
C	BAS	L	BASE AREA	1,452	1950	197.38	286,594
	F11	O	FPL 1S 1OP	1		8,626.60	8,627

TOTAL RCN	354,595
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0 uc
ECON	0
DEPR	14 % GD 86
RCNLD	\$305,000