

Key: 3658

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.709

LEGAL

LAND

DETACHED

BUILDING

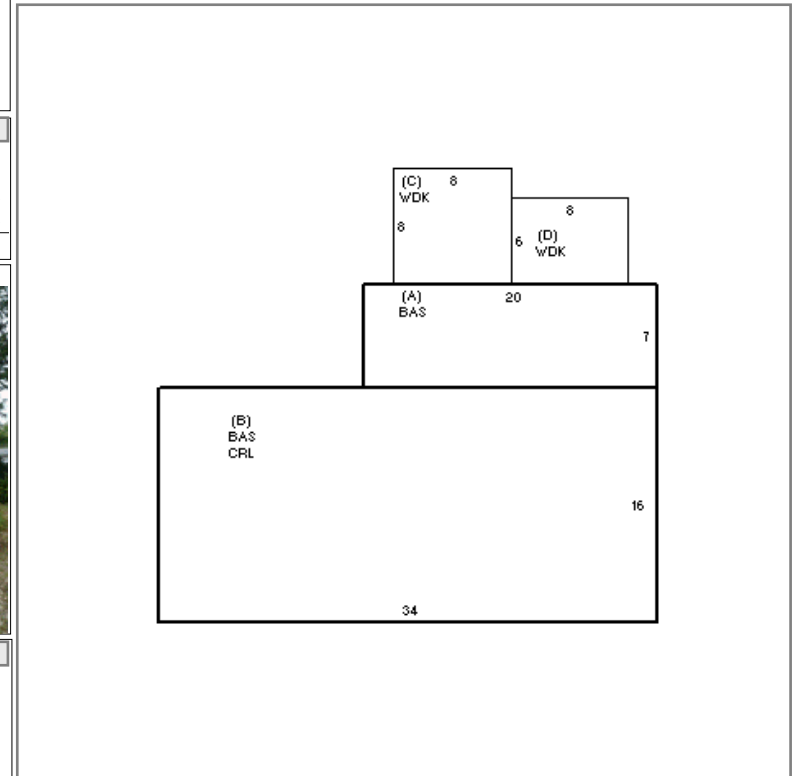
CURRENT OWNER				PARCEL ID				LOCATION			
ROGERS LISA M 50 WILSON AVE BUZZARDS BAY, MA 02532				19.4-40-0				50 WILSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROGERS LISA M				10/30/2007	QS	225,000	22437-250				
HOCTOR SHANE T				04/29/2005	QS	200,000	19771-213				
CHANDLER RALPH T &				07/24/2001	QS	127,900	14068-150				

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	%
990090	02/22/1999	3	ALT/RENO	7,900	12/16/1999	MS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,900 4		100	1.00	235,700	6.08	A	1.00	R02	1.00	161,310

TOTAL	4,879 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	161,300	114,200			
Infl1	AVG		BUILDING	140,500	124,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	301,800	238,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/10/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/10/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.020
NET AREA	684	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	684	1962	208.29	142,474
B	CRL	N	BSMT CRAWL	544		25.94	14,112
+	WDK	N	WOOD DECK	112		39.91	4,469
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151
	MST	O	MAS/METAL STACK	1		4,030.10	4,030

TOTAL RCN	167,236
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$140,500