

Key: 3664

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.715

LEGAL

LAND

DETACHED

BUILDING

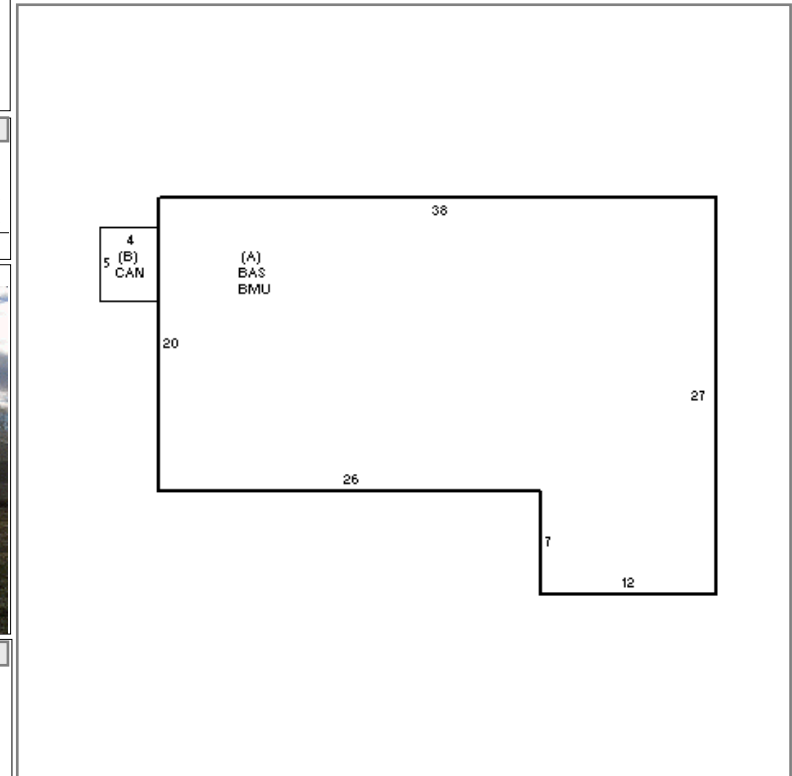
CURRENT OWNER				PARCEL ID				LOCATION			
GRATIS RACHEL A 34 WILSON AVE BUZZARDS BAY, MA 02532				19.4-47-0				34 WILSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRATIS RACHEL A GRATIS MICHAEL G JR &				09/20/2022 06/19/1961	F XX		1 35376-318 1118-215				

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 %
EXB-20-150 12508 990563	08/03/2020 08/06/2012 09/21/1999	3 15 4	ALT/RENO INSULATE/WEA DETACH.STRUC	1,445 2,800 1,300	12/17/1999	MS	100 100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,350 4		100 1.00	100 1.00	235,700	4.15	A	1.00	R02		165,160

TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	165,200	116,900
Infl1	AVG		BUILDING	129,600	114,700			
N_Index	AVG		DETACHED	800	1,000			
			OTHER	0	0			
			TOTAL	295,600	232,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 10		100	16.90	800
SHF	A	1.00	80 0.20 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/27/2017	TL
MODEL	1		RESIDENTIAL	LIST	1/27/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/19/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	844	DETAIL ADJ	1.000
\$NLA(RCN)	\$233	OVERALL	0.970
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	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	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
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
A	BMU	N	BSMT UNFINISHED	844		36.08	30,450
A	BAS	L	BASE AREA	844	1940	196.20	165,595
B	CAN	N	CANOPY	20		15.29	306
	F11	O	FPL 1S 1OP			0.00	

TOTAL RCN	196.350	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		F
KITCHEN		F
BATHS		F
HEAT		O
ELECT		O
EFF.YR/AGE	1985 / 37	
COND	34 34 %	
FUNC	0	
ECON	0	
DEPR	34 % GD 66	
RCNLD	\$129,600	