

Key: 3671

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.722

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CANTY STEPHEN & JOANNE 43 WALLACE AVE BUZZARDS BAY, MA 02532				19.4-54-0				43 WALLACE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CANTY STEPHEN & JOANNE				06/05/2018	V	221,000	31316-47				
GAUDET JASMINE A				03/17/2003	X		16580-216				
GAUDET ROBERT T &					XX		01915-0299				

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-23-469	07/25/2023	15	INSULATE/WEA	1,846			100	100
B-23-114	06/08/2023	3	ALT/RENO	1,500			0	0
EXB-22-738	11/08/2022	14	SOLAR	1,947			100	100
B-20-295	09/30/2020	3	ALT/RENO	4,200			100	100
19839	09/12/2019	15	INSULATE/WEA	3,870			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	235,700	4.15	A	1.00	R02	1.00	165,160

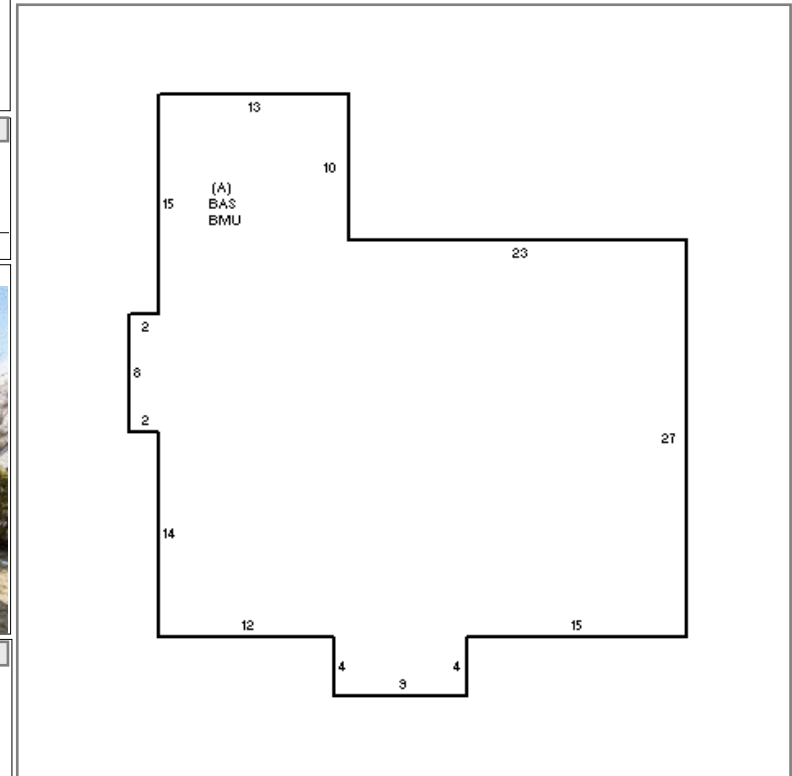
TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	ALSO OWNS CONTIGUOUS PARCEL 53 WHICH IS UNBUILDABLE			LAND	165,200	116,900
Infl1	AVG		BUILDING	214,200	189,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	379,400	306,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00 50 0.50	6 X 10			0.00	



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/28/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/28/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	281,805	
NET AREA	1,154	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,154		34.42	39,721	CONDITION ELEM	CD	
\$NLA(RCN)	\$244	OVERALL	0.930	EXT COVER	5	ASBESTOS	0.96	A	BAS	L	BASE AREA	1,154	1950	181.21	209,112	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00		BMF	N	BSMT FINISH	700		41.36	28,951	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	2		2,010.15	4,020	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	1	OIL	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	1995 / 27
																	COND	24 24 %
																	FUNC	0
																	ECON	0
																	DEPR	24 % GD 76
																	RCNLD	\$214,200