

Key: 3698

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.750

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CURRENT OWNER				PARCEL ID				LOCATION			
CUNNIFF SETH P O BOX 33 BUZZARDS BAY, MA 02532				19.4-84-0				3 QUEENS BAY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CUNNIFF SETH				03/31/2008	F	10		22798-240			
CUNNIFF BEATRICE S				03/31/2008	N			22798-239			
CUNNIFF ROGER L &					XX			01525-0425			

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	%
19827	09/09/2019	3	ALT/RENO	34,800			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,517 4	1.00	100	1.00	100	1.00	235,700	3.62	A	1.00	R03	1.00				166,990

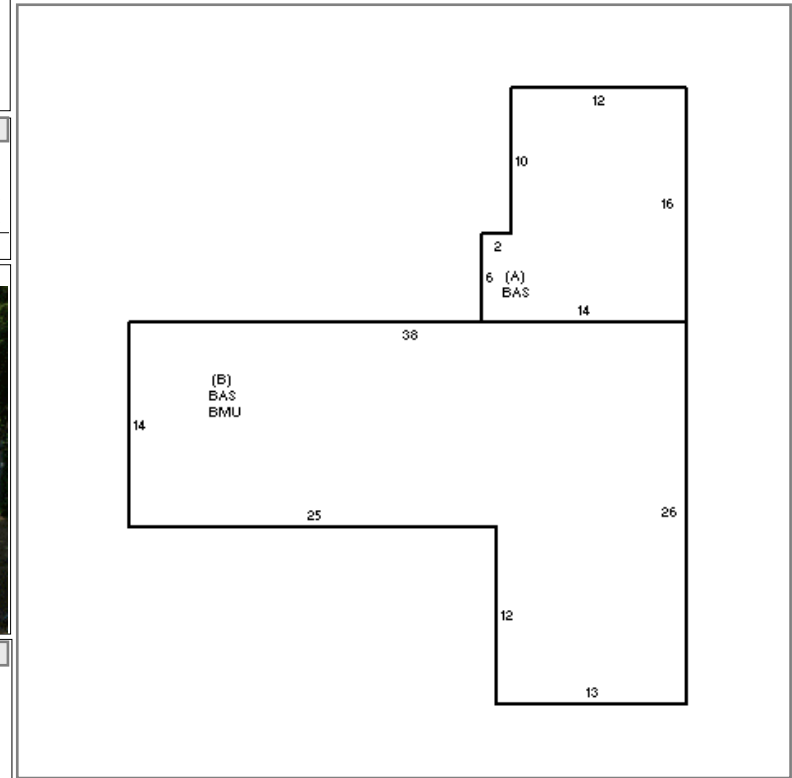
TOTAL	8,538 SF	ZONING	1	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	167,000	147,800			
Infl1	AVG		BUILDING	178,500	158,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	345,500	305,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/9/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/9/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/17/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1949	SIZE ADJ	1.020
NET AREA	892	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	892	1949	204.29	182,230
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	688		47.42	32,625
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		8,260.10	8,260
ROOF COVER	9	OTHER	1.00								
FLOOR COVER	1	HARDWOOD	1.02								
INT. FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	223,116
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$178,500