

Key: 3701

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.753

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ALDEN FREDERICK F & C/O MCWILLIAMS MEGHAN 9 QUEENS BAY LANE BUZZARDS BAY, MA 02532				19.4-87-0				9 QUEENS BAY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCWILLIAMS MEGHAN				07/24/2023	U	423,200	35902-231				
ALDEN FREDERICK F				06/01/2023	F	1	35818-258				
ALDEN FREDERICK F &				01/11/2010	F	1	24293-274				

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	%
455089	07/24/1989	9	DECK	2,000	01/24/1990	RMD	100	100

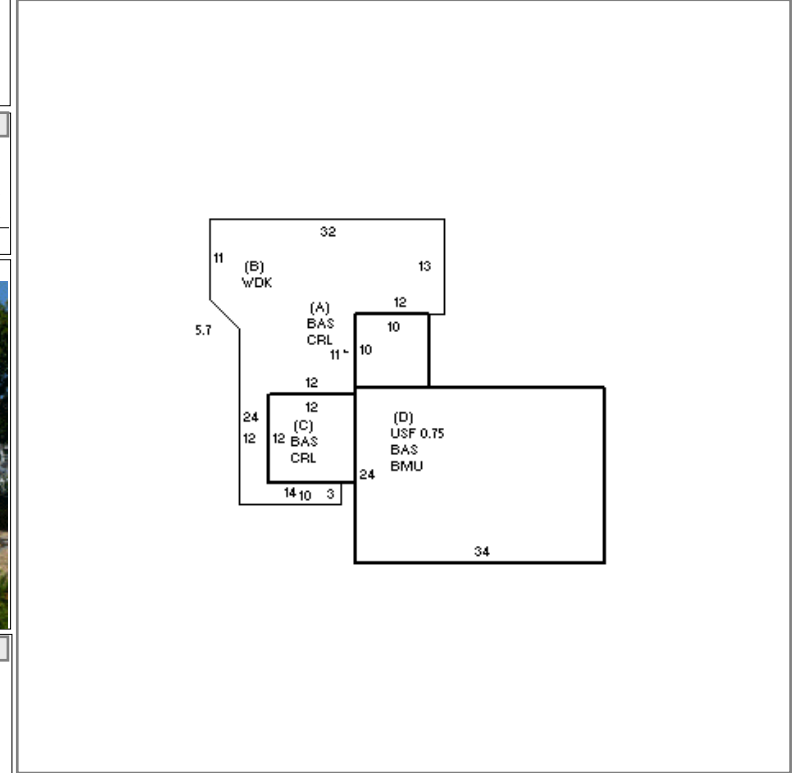
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000 4		100 1.00	100 1.00	235,700	2.66	A	1.00	R03 1.00		172,460

TOTAL	11,979 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	172,500	152,600
Infl1	AVG		LAND	313,000	277,000			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
						TOTAL	487,000	431,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 10 X 12		120	16.42	1,500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/9/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/17/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,672	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	244		38.41	9,371
\$NLA(RCN)	\$234	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,060	1969	215.21	228,126
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	682		23.95	16,332
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	816		40.88	33,358
				FLOOR COVER	1	HARDWOOD	1.02	D	USF	L	UPPER STORY FIN	612	1969	121.90	74,604
				INT. FINISH	2	DRYWALL	1.00	D	BMF	N	BSMT FINISH	204		65.51	13,364
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,989.00	8,989	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,387.57	7,163	
				USE	0		1.00								

TOTAL RCN	391,307	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	\$313,000		