

Key: 3702

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.754

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SCHUHMACHER JAIME & RYAN SCHUHMACHER 11 QUEENS BAY LN BUZZARDS BAY, MA 02532				19.4-88-0				11 QUEENS BAY LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SCHUHMACHER JAIME & VIOLETTE JASON ETUX HITCHINS ALMA B				06/17/2022	QS	518,500	35194-211	
				08/23/2002	H	215,000	15508-9					
				08/23/2002	X	15508-6						


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 %
191206	12/20/2019	3	ALT/RENO		08/09/2022	SL	100 100
08355	07/10/2008	3	ALT/RENO		08/08/2008		100 100
920542	10/21/1992	4	DETACH.STRUC		03/04/1993	JS	100 100
		2	ADDITIONS	15,000			

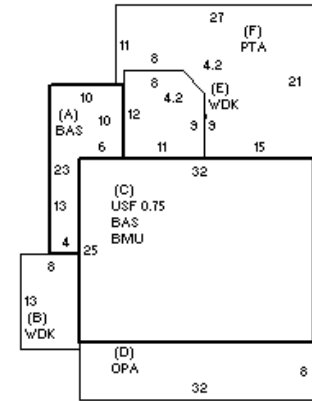
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000 4		1.00	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	348,600	308,500			
N_Index	AVG		BUILDING	1,800	1,700			
			OTHER	0	0			
						TOTAL	522,900	462,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/09/2022
SHF	G	1.20 A	0.75 10 X12		120	19.71	1,800		



BUILDING

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%]			

BLDG COMMENTS

YEAR BLT	1955	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	378,943
NET AREA	1,552	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	952	1955	222.32	211,648	CONDITION ELEM	CD
\$NLA(RCN)	\$244	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	232		29.04	6,737	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	800		51.61	41,285	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	600	1955	123.36	74,015	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	256		65.98	16,891	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO	430		15.24	6,555	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,875.80	9,876	ELECT	U	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	5		2,387.50	11,938			
				USE	0		1.00										

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$348,600