

Key: 3703

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.755

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOOPER JUSTIN SCOTT & KELSEY A NELSON 13 QUEENS BAY LN BUZZARDS BAY, MA 02532				19.4-89-0				13 QUEENS BAY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOOPER JUSTIN SCOTT & LUCIDO AMANDA & SWEET THOMAS C				10/09/2020	QS	305,000	33350-70				
				07/31/2020	U	195,000	33129-320				
				07/31/2020	F	1	33129-319				

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 %
04820	11/08/2004	3	ALT/RENO	4,500	11/25/2020	TL	100 100
		3	ALT/RENO		01/05/2007	DB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,691	4	1.00	100	1.00	100	1.00	235,700	2.72	A	1.00	R03	1.00			171,970

TOTAL	11,674 SF	ZONING	1	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	172,000	152,200			
Infl1	AVG		BUILDING	224,200	198,400			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
			TOTAL	397,700	352,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10X12		120	16.42	1,500

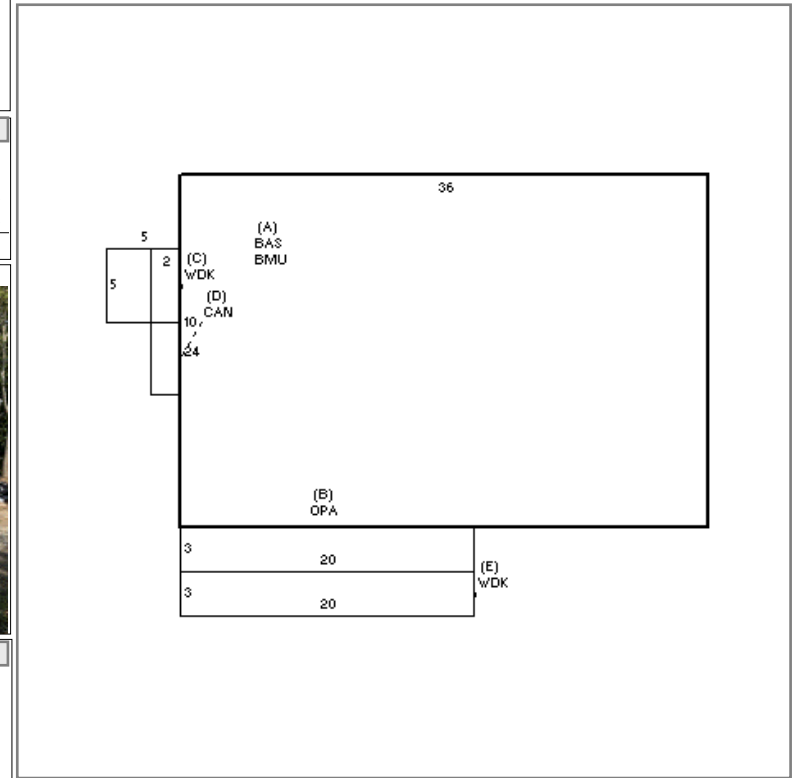


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	TL
MODEL	1		RESIDENTIAL	LIST	11/25/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	1/4/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		38.66	33,406
\$NLA(RCN)	\$260	OVERALL	0.990	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1955	210.26	181,665
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	60		81.25	4,875
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	85		46.65	3,966
				FLOOR COVER	1	HARDWOOD	1.02	D	CAN	N	CANOPY	20		16.38	328
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	224,239	CONDITION ELEM	CD
EXTERIOR			V
INTERIOR			V
KITCHEN			V
BATHS			V
HEAT			U
ELECT			U



EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$224,200