Key: 3705

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,757

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TIRRELL KERRI-ANN 19 QUEENS BAY LN BUZZARDS BAY, MA 02532	19.4-91-0	19 QUEENS BAY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TIRRELL KERRI-ANN	12/30/2009	QS	292,000	24273-68
BORGMAN KATHLEEN R	08/28/2008	QS	284,000	23125-127
ANDREWS FLOYD T	02/22/1990	XX		7069-36

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	%
		3	ALT/RENO		08/09/2022	SL	100	100
19686	07/29/2019	3	ALT/RENO	4,600			100	100
12702	10/01/2012	3	ALT/RENO	7,500			100	100
10206	04/28/2010	15	INSULATE/WEA	2,096	11/12/2010		100	100

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	100 1.00	100 1.00	235,700	2.66	A 1.00	R03 1.00			172,460

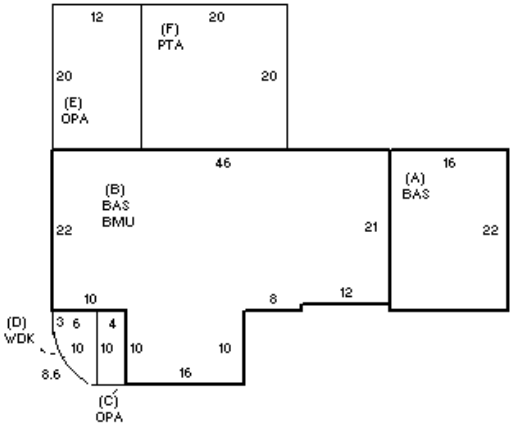
TOTAL	11,979 SF	ZONING	1	FRNT	100
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	172,500	152,600
BUILDING	289,700	256,400
DETACHED	2,600	2,400
OTHER	0	0
TOTAL	**464,800**	**411,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12X12, 8X10		224	15.23	2,600

PHOTO 08/09/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/9/2022	SL
LIST	8/16/2022	SL
REVIEW	8/17/2022	TL

YEAR BLT	1956	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	1	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	31	W/W-HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,512	1956	181.58	274,554
B	BMU	N	BSMT UNFINISHED	1,160		36.09	41,868
+	OPA	N	OPEN PORCH	280		58.25	16,311
D	WDK	N	WOOD DECK	48		62.75	3,012
F	PTA	N	PATIO	400		13.46	5,384
	BMF	N	BSMT FINISH	860		34.36	29,546
	FIX	O	XTRA FIXTURES	5		2,107.88	10,539

TOTAL RCN	381,213

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$289,700