

Key: 3708

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.760

LEGAL

LAND

DETACHED

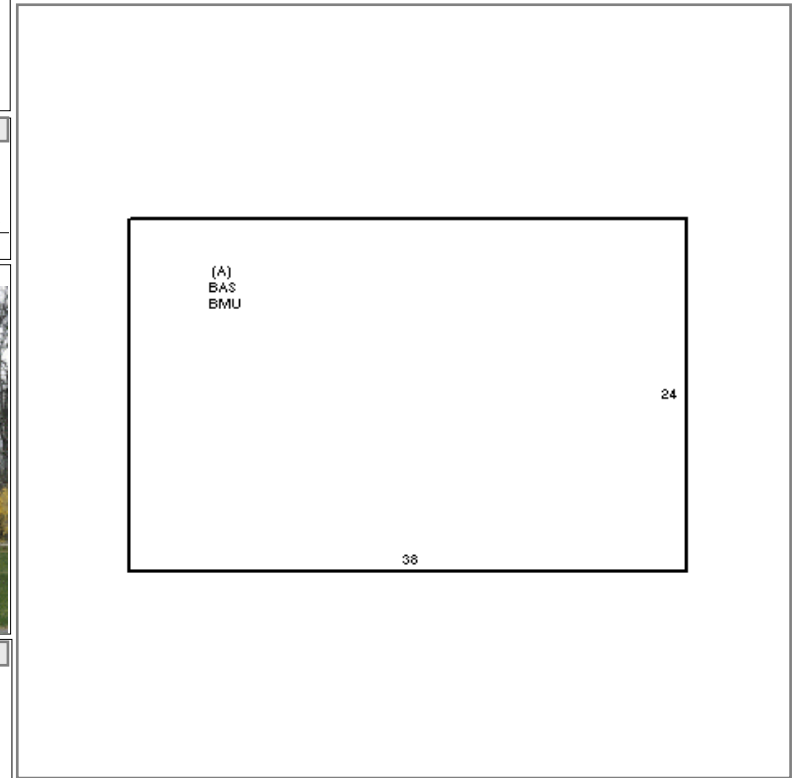
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DUCA NICOLE L & KENDALL G AFLAGUE 3 COLONIAL ROAD BUZZARDS BAY, MA 02532				19.4-94-0				3 COLONIAL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DUCA NICOLE L & YUTKINS EDWARD P & YUTKINS CECILIA B &				08/30/2004	N	215,000	18983-15					
				10/15/2001	A	75,000	14329-123					
				05/16/2000	A		13012-76					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,570 4	1.00	100	1.00	235,700	2.38	A	1.00	R03	1.00	174,920

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	%
161021	11/21/2016	15	INSULATE/WEA	5,900	04/30/2018	TL	100	100
10644	10/28/2010	10	WOODSTOVE		04/30/2018	TL	100	100
10541	09/15/2010	10	WOODSTOVE	1,000	04/30/2018	TL	100	100
940501	10/21/1994	4	DETACH.STRUC	820	01/05/1995	JS	100	100

TOTAL	13,591 SF	ZONING	1	FRNT	157	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	174,900	154,800
Infl1	AVG		BUILDING	185,900	164,500			
N_Index	AVG		DETACHED	10,700	10,200			
			OTHER	0	0			
						TOTAL	371,500	329,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75		352	40.60	10,700
SHF	A	1.00	10 0.90 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/30/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/30/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	216,208	
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		36.82	33,582	CONDITION ELEM	CD	
\$NLA(RCN)	\$237	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	912	1957	200.25	182,626	EXTERIOR	G	
CAPACITY				ROOF SHAPE	1	GABLE	1.00									INTERIOR	A	
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	G	
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02									BATHS	G	
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00									HEAT	A	
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U	
FIXTURES	5	1.00		FUEL SOURCE	2	GAS	1.00											
GARAGE CAPACITY	1	1.00		USE	0		1.00											
% BSMT FINISH	0	1.00														EFF.YR/AGE	2005 / 17	
# OF HALF BATHS	0	1.00														COND	14 14 %	
# OF UNITS	1	1.00														FUNC	0	
																ECON	0	
																DEPR	14 % GD 86	
																RCNLD	\$185,900	