

Key: 3711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.763

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
MACKENZIE NICHOLAS & EVELYN MACKENZIE 20 QUEENS BAY LN BUZZARDS BAY, MA 02532								19.4-97-0				20 QUEENS BAY LN			
								TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
								MACKENZIE NICHOLAS & MIKSCH EILEEN P				03/18/2022	QS	490,000	34983-328
ROWE FRANK E				08/23/2001	QS	225,000	14165-24								
				12/31/1998	QS	129,000	11961-300								

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	%
B-22-7	01/05/2022	3	ALT/RENO		05/16/2023	TL	100	100
12896	12/31/2012	3	ALT/RENO	10,000			100	100
910216	05/16/1991	4	DETACH.STRUC	1,100	01/29/2015	DB	100	100
		9	DECK		03/01/1992	HS	100	100

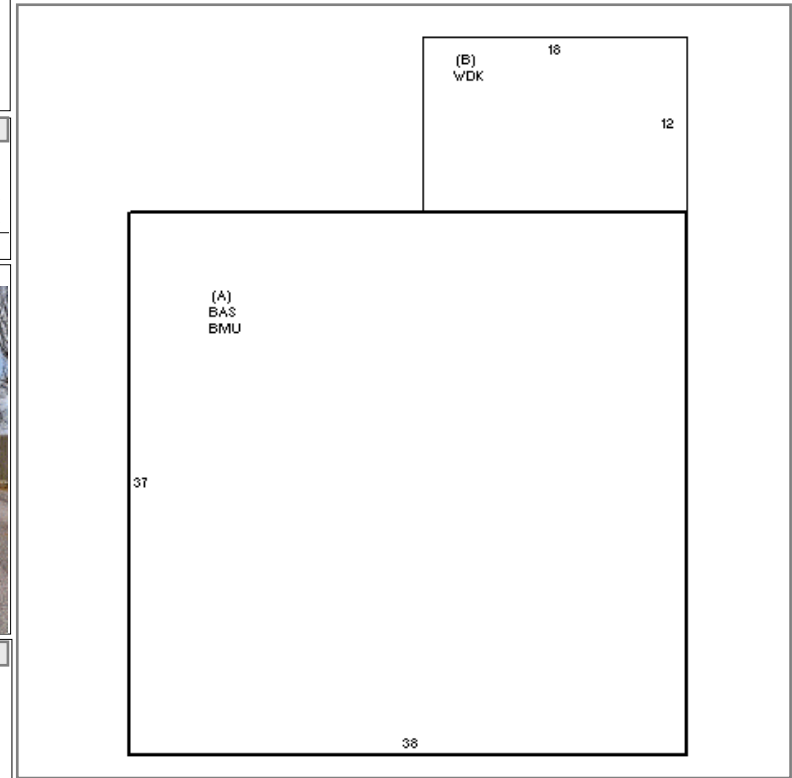
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	12,960	4	1.00	100	1.00	100	1.00	235,700	2.48	A	1.00	R03	1.00				173,960

TOTAL	12,981 SF	ZONING	1	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	174,000	154,000
Infl1	AVG		LAND	321,400	273,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	495,400	427,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12			0.00	
SHF	A	1.00	50 0.50 8 X 8	2012		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2022	RP
MODEL	1		RESIDENTIAL	LIST	4/28/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/16/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	373,739
NET AREA	1,406	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,406		32.10	45,135	CONDITION ELEM	CD
\$NLA(RCN)	\$266	OVERALL	0.990	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,406	1950	184.34	259,188	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	216		26.02	5,621	INTERIOR	V
				ROOF COVER	1	ASPH/COMP SHIN	1.00	BGF	N	N	BSMT GOOD FINIS	1,406		39.29	55,236	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	FIX	O	O	XTRA FIXTURES	4		2,139.83	8,559	BATHS	A
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2005 / 17
STORIES	1	1.00	COND	14 14 %
ROOMS	5	1.00	FUNC	0
BEDROOMS	3	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	14 % GD 86
FIXTURES	9	1.00	RCNLD	\$321,400
GARAGE CAPACITY	0	1.00		
% BSMT FINISH	100	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		