

Key: 3715

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.767

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PERRY ROBIN TRS SCULLY IRREV TRUST 12 QUEENS BAY LANE BUZZARDS BAY, MA 02532				19.4-101-0				12 QUEENS BAY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERRY ROBIN TRS SCULLY LAWRENCE J &				07/06/2022	F XX		1 35231-186 01490-0679				

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	%
EXB-22-351	06/06/2022	3	ALT/RENO		03/09/2023	SL	100	100
16671	08/11/2016	10	WOODSTOVE	4,500	03/09/2023	SL	100	100
14423	06/09/2014	3	ALT/RENO	28,469	01/30/2015	TL	100	100
10747	12/15/2010	3	ALT/RENO	4,400	01/30/2015	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,274 4	1.00	100	1.00	100	1.00	235,700	3.35	A	1.00	R03 1.00	168,180

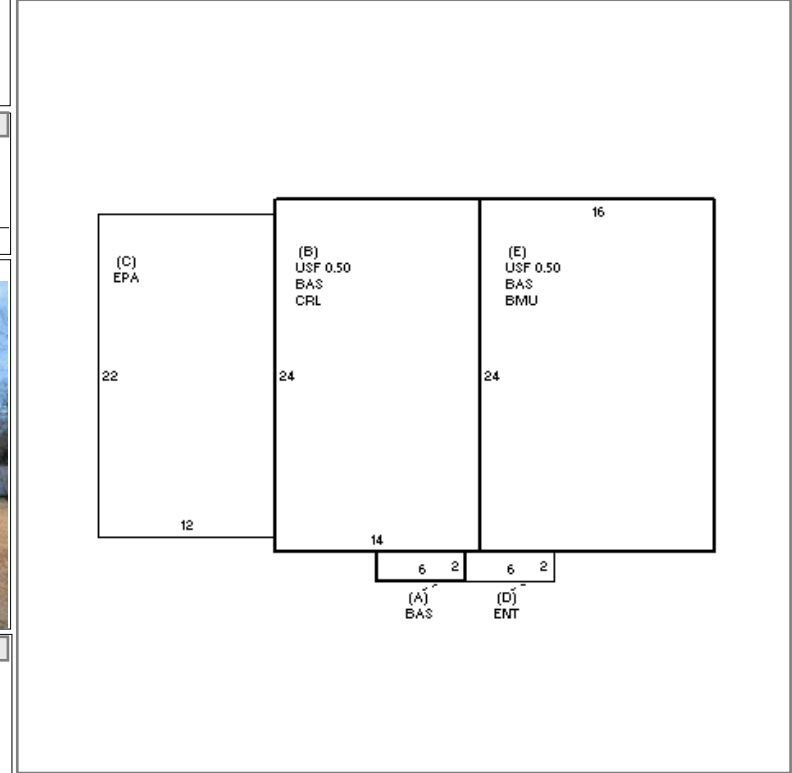
TOTAL	9,278 SF	ZONING	1	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	168,200	148,800			
Infl1	AVG		BUILDING	212,300	170,800			
N_Index	AVG		DETACHED	800	1,200			
			OTHER	0	0			
			TOTAL	381,300	320,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10 X 10		100	16.90	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2023	SL
MODEL	1		RESIDENTIAL	LIST	1/30/2015	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	3/28/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		5	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	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	732	1950	226.12	165,517
B	CRL	N	BSMT CRAWL	336		37.55	12,618
+	USF	L	UPPER STORY FIN	360	1950	120.62	43,423
C	EPA	N	ENCLOSED PORCH	264		71.51	18,879
D	ENT	N	ENCLOSED ENTRY	12		125.15	1,502
E	BMU	N	BSMT UNFINISHED	384		67.29	25,840
	MST	O	MAS/METAL STACK	1		4,374.90	4,375

TOTAL RCN	272,154
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$212,300