

Key: 3716

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.768

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | | |
|----------------------------------|--|-------------------------------------|----------------|------------|----|------------|--------------|
| VAUDREUIL DANIEL & SARAH WHEELER | | 19.4-102-0 | 11 KAYAJAN AVE | | | | |
| 11 KAYAJAN AVENUE | | TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| BUZZARDS BAY, MA 02532 | | VAUDREUIL DANIEL & SULLIVAN MICHAEL | | 09/01/2017 | QS | 335,000 | 30743-14 |
| | | | | 02/17/2017 | L | 162,000 | 30306-151 |
| | | FEDERAL NATIONAL MORTGAGE | | 01/17/2017 | L | 177,900 | 30237-107 |

| 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 | % |
| 17142 | 03/02/2017 | 3 | ALT/RENO | 60,000 | 05/15/2018 | TL | 100 | 100 |
| 990226 | 05/10/1999 | 8 | POOL | 3,400 | 12/16/1999 | MS | 100 | 100 |

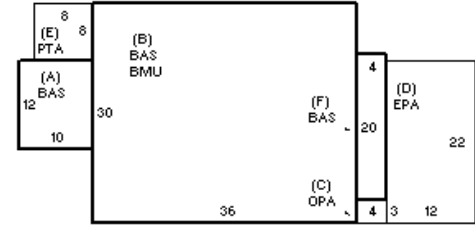
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 16,700 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 1.99 | A | 1.00 | R03 1.00 | 179,830 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 16,683 SF | ZONING | 1 | FRNT | 104 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BBAY | NOTE | LAND | 179,800 | 159,200 | | | |
| Infl1 | AVG | | BUILDING | 298,500 | 264,100 | | | |
| N_Index | AVG | | DETACHED | 1,500 | 1,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 479,800 | 424,700 | | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 10 0.90 | 10X10 | | 100 | 16.90 | 1,500 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/15/2018 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/15/2018 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 8/6/2018 | DB |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

INDING

| YEAR BLT | 1951 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 324,425 | | |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|
| NET AREA | 1,280 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA | 1,200 | 1951 | 198.43 | 238,120 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$253 | OVERALL | 1.040 | EXT COVER | 15 | VINYL SHINGLE | 1.02 | B | BMU | N | BSMT UNFINISHED | 1,080 | | 38.49 | 41,572 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 12 | | 100.37 | 1,204 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | OPA | N | ENCLOSED PORCH | 264 | | 68.86 | 18,180 | KITCHEN | G | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | E | PTA | N | PATIO | 64 | | 15.78 | 1,010 | BATHS | G | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F | BAS | L | BASE AREA | 80 | 1951 | 198.44 | 15,875 | HEAT | U | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | F11 | O | O | FPL 1S 1OP | 1 | | 8,463.80 | 8,464 | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2011 / 11 |
| | | | | | | | | | | | | | | | | | | COND | 8 8 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 8 % GD 92 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$298,500 |