Key: 3717

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,769

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEMELO KATHERINE 13 KAYAJAN AVE BUZZARDS BAY, MA 02532	19.4-103-0	13 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEMELO KATHERINE	08/17/2022	QS	390,000	35313-175
BERNARDO NINA J	03/30/2022	F	1	35009-120
BERNARDO ROBERT J &	01/30/2006	F	100	20695-16

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		05/30/2023	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,190	4 1.00	100 1.00	100 1.00	235,700	3.08	A 1.00	R03 1.00			169,610

TOTAL	10,193 SF	ZONING	1	FRNT	111

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

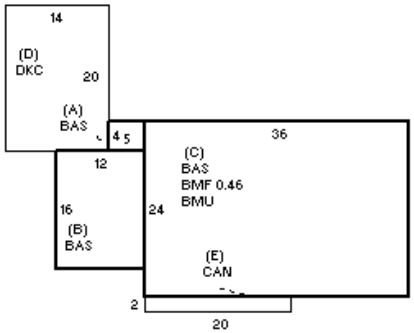
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	169,600	150,100
BUILDING	201,100	185,900
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	371,900	337,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L 0.90	A 0.75	14X8		112	14.78	1,200
SHM	A 1.00	A 0.75	8X9			0.00	

PHOTO 10/06/2022



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	10/6/2022	SL
LIST	10/6/2022	EST
REVIEW	5/30/2023	TL

YEAR BLT	1955	SIZE ADJ	1.015
NET AREA	1,076	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	46	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,076	1955	189.00	203,364
C	BMU	N	BSMT UNFINISHED	864		35.90	31,019
C	BMF	N	BSMT FINISH	397		57.53	22,839
D	DKC	N	DECK-COMPOSITE	280		61.82	17,309
E	CAN	N	CANOPY	40		13.44	538
	FIX	O	XTRA FIXTURES	2		2,096.60	4,193

TOTAL RCN	279,262

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

EFF.YR/AGE	1991 / 31	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$201,100