Key: 3719

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,771

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILCOX DOROTHY M 17 KAYAJAN AVE BUZZARDS BAY, MA 02532-5564	19.4-105-0	17 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILCOX DOROTHY M		XX		N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

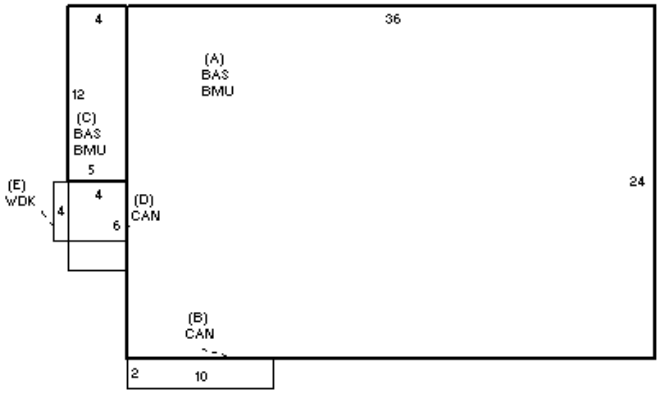
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01221	04/30/2001	6	FENCE	3,300	03/27/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,230	4 1.00	100 1.00	100 1.00	235,700	2.82	A 1.00	R03 1.00			171,250

TOTAL	11,238 SF	ZONING	1	FRNT	96
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	171,300	151,600
BUILDING	146,200	129,400
DETACHED	700	700
OTHER	0	0
TOTAL	318,200	281,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	L 0.90	50 0.50	10 X 13		130	10.56	700

PHOTO 02/06/2017

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	1/11/2017	TL
LIST	1/11/2017	TL
REVIEW		

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	3	WOOD PANEL	0.98
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
+	BMU	N	BSMT UNFINISHED	912		34.59	31,547
+	BAS	L	BASE AREA	912	1956	188.11	171,558
B	CAN	N	CANOPY	20		14.66	293
D	CAN	N	CANOPY	24		14.66	352
E	WDK	N	WOOD DECK	20		67.02	1,340
	MST	O	MAS/METAL STACK	1		3,785.90	3,786

TOTAL RCN	208,876

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

EFF.YR/AGE	1989 / 33	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$146,200