Key: 3720

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,772

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FENCER DEBORAH B ETUX GLENN L FENCER 19 KAYAJAN AVE BUZZARDS BAY, MA 02532	19.4-106-0	19 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FENCER DEBORAH B ETUX	08/14/2012	QS	185,000	26585-125
PAULHUS CONSTANCE D	08/12/1999	QS	80,000	12472-226
YATES MALCOLM	05/11/1995	XX		9664-45

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	%
16429	05/24/2016	2	ADDITIONS	5,000	10/11/2022	SL	100	100
13596	09/09/2013	4	DETACH.STRUC	4,000	01/25/2015	DB	100	100
11525	09/19/2011	3	ALT/RENO	2,000	05/30/2012	TL	100	100
01695	10/31/2001	3	ALT/RENO	3,200	03/27/2002	TL	100	100
200246	04/28/2000	3	ALT/RENO	5,800	12/11/2000	TL	100	100

LAND

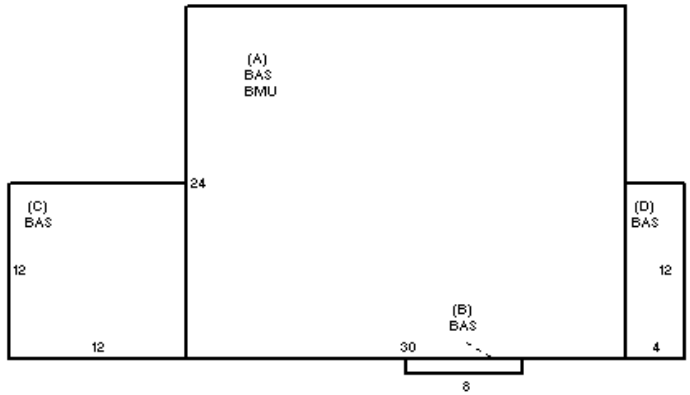
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,100	4 1.00	100 1.00	100 1.00	235,700	2.64	A 1.00	R03 1.00			172,610

TOTAL	12,110 SF	ZONING	1	FRNT	96

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	172,600	152,800
BUILDING	174,900	154,800
DETACHED	15,500	14,800
OTHER	0	0
TOTAL	**363,000**	**322,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	12 X 20+10X2		440	38.49	15,200
PTD	A 1.00	50 0.50	7 X 14 ATTAC		98	5.41	300
SHF	A 1.00	50 0.50	8X10			0.00	

PHOTO 10/11/2022

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	10/11/2022	SL
LIST	10/11/2022	EST
REVIEW	10/19/2022	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	920	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		45.54	32,791
+	BAS	L	BASE AREA	728	1950	196.20	142,836
C	BAS	L	BASE AREA	144	2013	196.20	28,253
D	BAS	L	BASE AREA	48	2016	196.21	9,418

TOTAL RCN 213,298

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $174,900