Key: 3721

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,773

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARLSON ERIC S ETUX ANDREA R CARLSON 21 KAYAJAN AVENUE BUZZARDS BAY, MA 02532	19.4-107-0	21 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARLSON ERIC S ETUX	01/08/2002	QS	162,500	14674-229
HENNESSEY MARK A	02/03/1992	QS	84,000	07861-00265

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

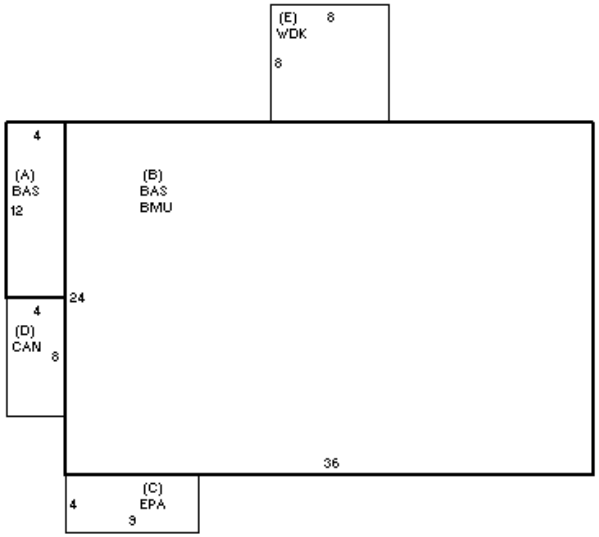
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
181123	12/28/2018	3	ALT/RENO	2,000			100	100
16314	04/27/2016	14	SOLAR	16,257			100	100
16262	04/13/2016	3	ALT/RENO	7,000			100	100
11691	11/02/2011	3	ALT/RENO	7,800	11/04/2014	TL	100	100
910236	05/28/1991	6	FENCE	10	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,050	4 1.00	100 1.00	100 1.00	235,700	2.47	A 1.00	R03 1.00			174,100

TOTAL	13,068 SF	ZONING	1	FRNT	96
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,100	154,100
BUILDING	180,200	159,400
DETACHED	0	0
OTHER	0	0
TOTAL	354,300	313,500



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	50 0.50	6 X 8			0.00	
SHM	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 11/06/2014

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	11/4/2014	TL
LIST	11/4/2014	TL
REVIEW		

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	0.980

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	3	ALUMINUM	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	912	1956	198.23	180,782
B	BMU	N	BSMT UNFINISHED	864		36.45	31,493
C	EPA	N	ENCLOSED PORCH	36		114.54	4,123
D	CAN	N	CANOPY	32		13.62	436
E	WDK	N	WOOD DECK	64		53.65	3,434
	BMF	N	BSMT FINISH	288		58.41	16,821

TOTAL RCN	237,089

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$180,200