Key: 3722

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,774

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEIR MAURA & DERMOT CULLEN 4 SWAN AVE PLYMOUTH, MA 02360	19.4-108-0	23 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEIR MAURA &	10/12/2021	QS	280,900	34561-127
PAYANT RONALD &	07/29/2020	F	1	33115-209
CHABOT ROSALIE URSULA	08/26/2014	F	1	28344-112

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	%
01765	12/12/2001	6	FENCE	2,000	03/27/2002	TL	100	100

LAND

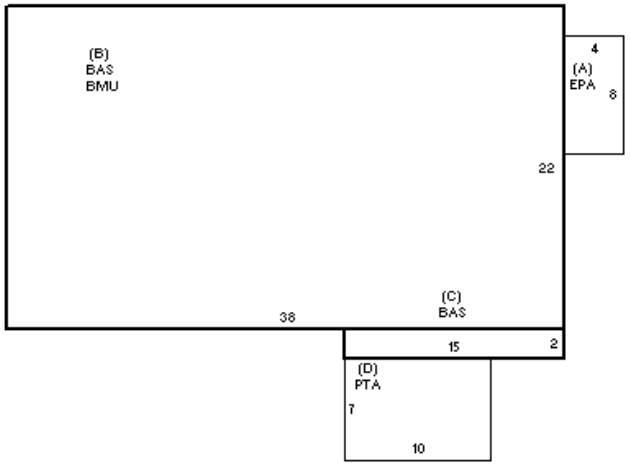
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,640	4 1.00	100 1.00	100 1.00	235,700	2.96	A 1.00	R03 1.00			170,320

TOTAL	10,629 SF	ZONING	1	FRNT	70

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	170,300	150,700
BUILDING	152,900	135,300
DETACHED	9,900	14,000
OTHER	0	0
TOTAL	333,100	300,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	20 X 24		480	38.49	9,200
SHF	F 0.70	50 0.50			126	11.50	700

PHOTO 05/05/2023

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	5/5/2023	SL
LIST	5/5/2023	EST
REVIEW	5/5/2023	SL

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	866	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	0.910

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	1	1.00
% BSMT FINISH	49	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	5	ASBESTOS	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
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	EPA	N	ENCLOSED PORCH	32		106.37	3,404
B	BMU	N	BSMT UNFINISHED	836		33.85	28,296
+	BAS	L	BASE AREA	866	1956	184.07	159,402
D	PTA	N	PATIO	70		13.87	971
	BSF	N	BSMT SEMI-FIN	400		22.76	9,104

TOTAL RCN 201,176

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 $152,900