Key: 3728

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,780

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILLBANKS JEFFREY M ETUX PATRICIA J WILLBANKS 23 COLONIAL RD BUZZARDS BAY, MA 02532	19.4-113-0	23 COLONIAL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILLBANKS JEFFREY M ETUX	03/31/2010	F	100	24453-197
YOKES PATRICIA J &	03/24/1989	O	50,000	6671-27

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	%
14138	03/11/2014	3	ALT/RENO	800	07/02/2014		100	100
12664	09/20/2012	3	ALT/RENO	3,000	11/01/2012		100	100
920112	03/11/1992	4	DETACH.STRUC	8,000	03/04/1993	JS	100	100
900613	11/15/1990	4	DETACH.STRUC	400	10/21/1991	HS	100	100
890128	03/20/1989	1	NEW CONSTRUC	125,000	10/21/1991	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	13,780	4 1.00	100 1.00	100 1.00	235,700	2.35	A 1.00	R03 1.00			175,240

TOTAL	13,765 SF	ZONING	1	FRNT	105

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

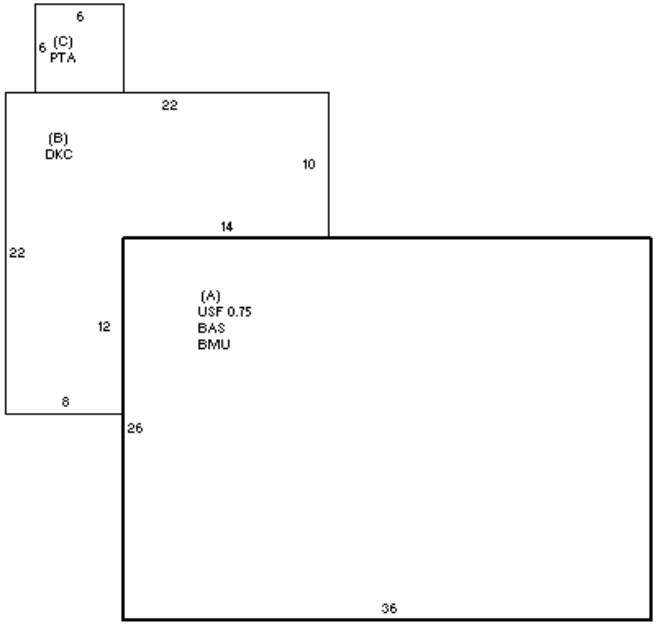
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,200	155,100
BUILDING	290,300	256,900
DETACHED	22,200	21,100
OTHER	0	0
TOTAL	**487,700**	**433,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	
GFU	A 1.00	G 0.80	26 X 26		676	41.10	22,200

PHOTO 09/30/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/30/2022	SL
LIST	10/18/2022	SL
REVIEW	10/18/2022	SL

YEAR BLT	1990	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$224	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		40.14	37,575
A	BAS	L	BASE AREA	936	1990	218.31	204,341
A	USF	L	UPPER STORY FIN	702	1990	119.70	84,033
B	DKC	N	DECK-COMPOSITE	316		69.12	21,843
C	PTA	N	PATIO	36		16.91	609
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	4		2,344.38	9,378

TOTAL RCN	367,476

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$290,300