Key: 3733

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,785

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSTON PAUL B 22 KAYAJAN AVE BUZZARDS BAY, MA 02532	19.4-118-0	22 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSTON PAUL B	04/24/2009	N		23639-5
JOHNSTON PAUL B &		XX		04947-00094

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	%
05580	08/23/2005	3	ALT/RENO	20,000	12/28/2005	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	9,000	4 1.00	100 1.00	100 1.00	235,700	3.44	A 1.00	R03 1.00			167,750

TOTAL	9,017 SF	ZONING	1	FRNT	85

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

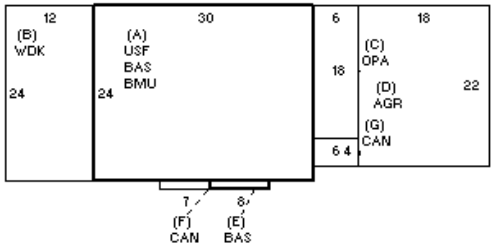
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	167,800	148,500
BUILDING	235,100	208,000
DETACHED	0	0
OTHER	0	0
TOTAL	**402,900**	**356,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/11/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/11/2022	SL
LIST	10/20/2022	SL
REVIEW	10/20/2022	SL

YEAR BLT	1952	SIZE ADJ	1.015
NET AREA	1,448	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	5	ASBESTOS	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		45.79	32,966
A	USF	L	UPPER STORY FIN	720	1952	108.16	77,873
B	WDK	N	WOOD DECK	288		25.76	7,420
C	OPA	N	OPEN PORCH	108		68.25	7,371
D	AGR	N	ATT GARAGE	396		69.43	27,494
+	BAS	L	BASE AREA	728	1952	205.18	149,371
F	CAN	N	CANOPY	7		15.34	107
G	CAN	N	CANOPY	24		15.38	369
	FIX	O	XTRA FIXTURES	3		2,118.37	6,355

TOTAL RCN	309,326

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		$235,100