Key: 3741

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,793

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILLIS ROBERT E & MARGARET A WILLIS 18 KAYAJAN AVE BUZZARDS BAY, MA 02532-5567	19.4-126-0	18 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILLIS ROBERT E &		XX		03792-0175

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,750	4 1.00	100 1.00	100 1.00	235,700	2.93	A 1.00	R03 1.00			170,490

TOTAL	10,759 SF	ZONING	1	FRNT	83

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

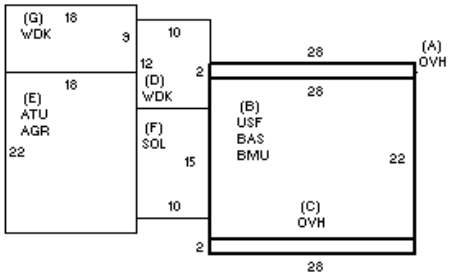
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	170,500	150,900
BUILDING	300,700	266,100
DETACHED	0	0
OTHER	0	0
TOTAL	**471,200**	**417,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	7 X 10			0.00	

PHOTO 10/06/2022



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	10/6/2022	SL
LIST	10/6/2022	EST
REVIEW	10/17/2022	TL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
+	OVH	L	OVERHANG	112	1950	194.84	21,823
B	BMU	N	BSMT UNFINISHED	616		49.52	30,507
B	BAS	L	BASE AREA	616	1950	221.93	136,708
B	USF	L	UPPER STORY FIN	616	1950	116.99	72,064
+	WDK	N	WOOD DECK	282		27.87	7,858
E	AGR	N	ATT GARAGE	396		75.10	29,738
E	ATU	N	ATTIC UNF	396		45.47	18,007
F	SOL	N	SOLARIUM	150		110.50	16,575
	F21	O	FPL 2S 1OP	1		9,477.60	9,478
	FIX	O	XTRA FIXTURES	3		2,291.30	6,874

TOTAL RCN	349,632

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$300,700