

Key: 3746

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.798

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCHE TIMOTHY S 13 ALDEN AVE BUZZARDS BAY, MA 02532				19.4-131-0				13 ALDEN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCHE TIMOTHY S				01/31/2007	QS	275,000	21742-321				
MACDONNELL JOHN R				08/07/1989	XX		6834-56				

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	%
14632	10/22/2015	14	SOLAR	12,000			100	100
06314	07/31/2014	15	INSULATE/WEA	3,280	09/03/2014		100	100
	05/23/2006	3	ALT/RENO	7,500	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000 4		1.00 100	1.00 100	235,700	2.06	A	1.00 R03	1.00		178,730

TOTAL	15,987 SF	ZONING	1	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	178,700	158,200
Infl1	AVG		LAND	200,400	177,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	379,100	335,500

DETACHED

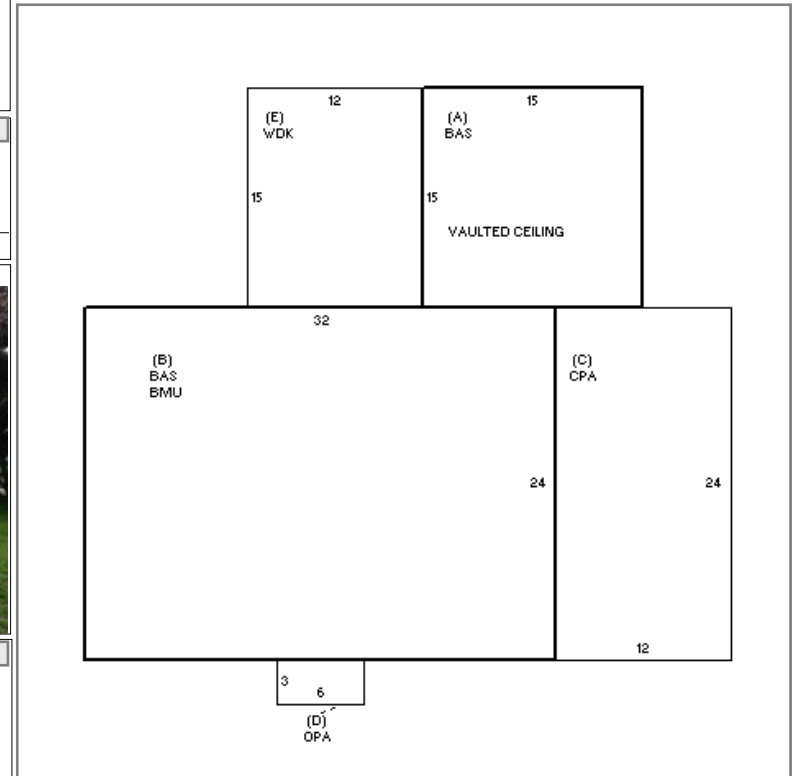
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	8 X 10			0.00	



PHOTO	10/06/2022
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/6/2022	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	10/6/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	993	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASP/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
+	BAS	L	BASE AREA	993	1960	204.29	202,863
B	BMU	N	BSMT UNFINISHED	768		47.42	36,420
C	CPA	N	CAR PORT	288		10.22	2,943
D	OPA	N	OPEN PORCH	18		97.93	1,763
E	WDK	N	WOOD DECK	180		36.03	6,486

TOTAL RCN	250,475
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$200,400