

Key: 3751

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.803

LEGALS

LAND

DETACHED

BUILDING

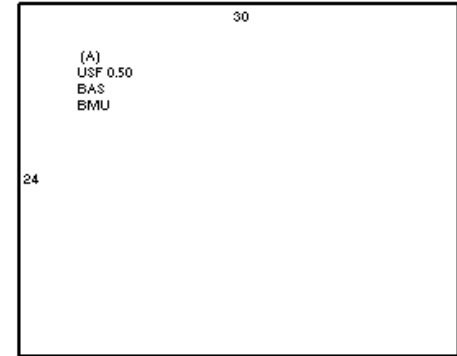
CURRENT OWNER		PARCEL ID	LOCATION	
VAUDREUIL CRAIG A & NANCY Y VAUDREUIL 10 KAYAJAN AVE BUZZARDS BAY, MA 02532-5565		19.4-136-0	10 KAYAJAN AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE
			XX	04512-00003

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,466 4	1.00	100	1.00	100	1.00	235,700	3.29	A	1.00	R03 1.00	168,480

TOTAL	9,453 SF	ZONING	1	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	168,500	149,100			
Infl1	AVG		BUILDING	220,300	195,000			
N_Index	AVG		DETACHED	1,300	1,300			
			OTHER	0	0			
			TOTAL	390,100	345,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 F	0.60 10X15		150	14.78	1,300



BUILDING	CD	ADJ	DESC	MEASURE	10/4/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/4/2022	VER
STYLE	4	1.05	CAPE [100%]	REVIEW	10/17/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1949	SIZE ADJ	1.015
NET AREA	1,080	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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		50.93	36,667
A	BAS	L	BASE AREA	720	1949	228.21	164,311
A	USF	L	UPPER STORY FIN	360	1949	121.74	43,825

TOTAL RCN	244,802
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$220,300