Key: 3752

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,804

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE JAMES 12 KAYAJAN AVE BUZZARDS BAY, MA 02532	19.4-137-0	12 KAYAJAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE JAMES	01/30/2013	S	168,000	27091-93
FEDERAL NATIONAL MORTGAGE	04/13/2012	L	235,661	26245-338
FEDERAL NATIONAL MORTGAGE	01/18/2012	L	235,661	26009-65

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

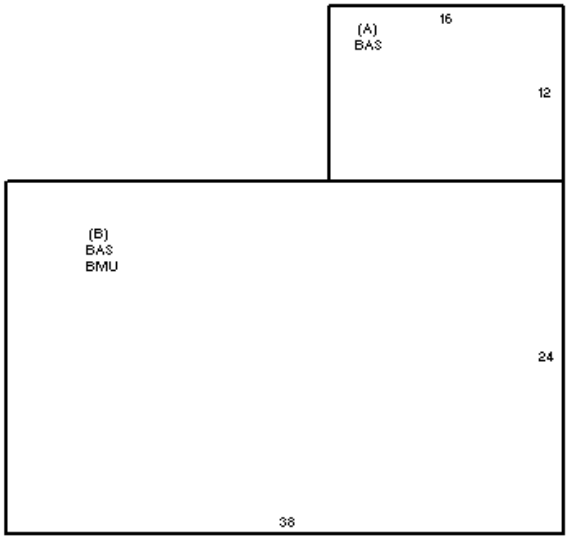
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E-23-830	11/03/2023	3	ALT/RENO	3,500			0	0
B-23-273	09/15/2023	3	ALT/RENO	3,000			0	0
B-20-251	09/01/2020	3	ALT/RENO	3,000	04/28/2021		100	100
06573	09/14/2006	3	ALT/RENO	5,378	10/19/2006	TL	100	100
980118	03/16/1998	3	ALT/RENO	2,000	01/13/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,020	4 1.00	100 1.00	100 1.00	235,700	2.32	A 1.00	R03 1.00			175,630

TOTAL	14,026 SF	ZONING	1	FRNT	83
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

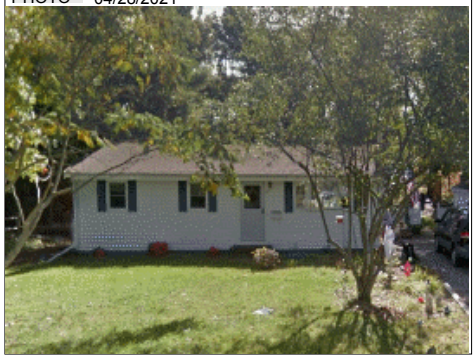
ASSESSED	CURRENT	PREVIOUS
LAND	175,600	155,400
BUILDING	208,700	184,700
DETACHED	0	0
OTHER	0	0
TOTAL	384,300	340,100



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6 X 12			0.00	

PHOTO 04/28/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/15/2017	TL
LIST	4/28/2021	EST
REVIEW	4/28/2021	TL

YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,104	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	W/W CARPET	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
+	BAS	L	BASE AREA	1,104	1960	192.90	212,958
B	BMU	N	BSMT UNFINISHED	912		36.64	33,417
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN	260,852

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$208,700