

Key: 3754

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.806

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRATIS MICHAEL J SR TR OF THE MICHAEL J GRATIS SR LIVING TR 4 KAYAJAN AVE BUZZARDS BAY, MA 02532-5563				19.4-139-0				4 KAYAJAN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRATIS MICHAEL J SR TR OF				03/22/1994	F		1 10371-140				

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-22-291	05/09/2022	3	ALT/RENO	1,750	08/11/2023	SL	100	100
B-22-83	03/21/2022	3	ALT/RENO	25,000	08/11/2023	SL	100	100
13249	04/22/2013	3	ALT/RENO	20,000	02/25/2014	TL	100	100
10384	07/01/2010	3	ALT/RENO	5,800	02/25/2014	TL	100	100
07777	12/27/2007	3	ALT/RENO	2,400	06/10/2009	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,800 4	1.00	100	1.00	100	1.00	235,700	2.51	A	1.00	R03 1.00	173,710

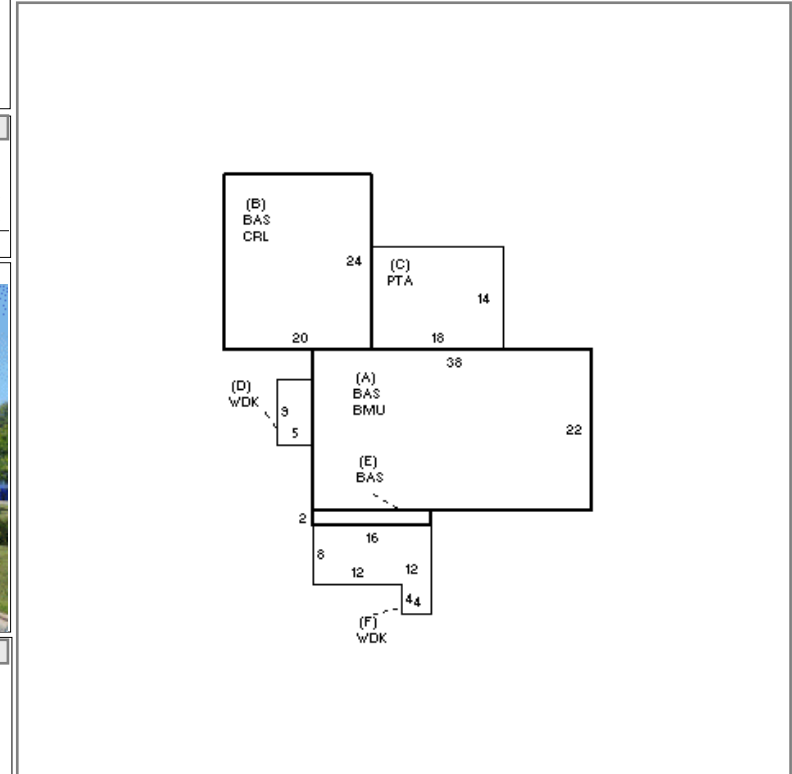
TOTAL	12,807 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Pool filled in 10/27/11	LAND	173,700	153,700			
Infl1	AVG		BUILDING	255,900	208,100			
N_Index	AVG		DETACHED	3,300	3,100			
			OTHER	0	0			
			TOTAL	432,900	364,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12 X 16	2003	192	19.14	3,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/11/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/11/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,348	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL 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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	836		36.64	30,633
B	CRL	N	BSMT CRAWL	480		25.81	12,391
B	BAS	L	BASE AREA	480	1958	188.89	90,669
C	PTA	N	PATIO	252		13.67	3,444
+	WDK	N	WOOD DECK	189		35.15	6,643
+	BAS	L	BASE AREA	868	1958	188.89	163,959
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	312,018
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$255,900