

Key: 3755

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.807

LEGALS

LAND

DETACHED

BUILDING

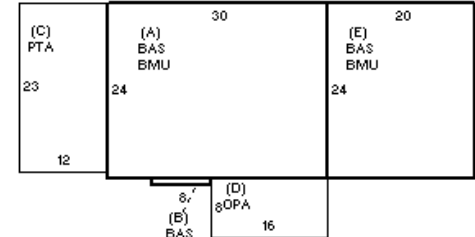
CURRENT OWNER				PARCEL ID				LOCATION			
COULOMBE DAVID H & PAULA J COULOMBE 6 KAYAJAN AVE BUZZARDS BAY, MA 02532-5563				19.4-140-0				6 KAYAJAN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COULOMBE DAVID H &				02/04/1994	H	69,700	9037-170				

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 %
200647	10/13/2000	3	ALT/RENO		08/26/2020	TL	100 100
960312	07/15/1996	2	ADDITIONS	50,000	01/02/2002	TL	100 100
940127	04/14/1994	3	ALT/RENO	2,000	04/08/1997	JS	100 100
		6	FENCE	266	03/20/1995	JS	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	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	LAND	173,700	153,700			
Infl1	AVG		BUILDING	226,000	203,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	399,700	357,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/3/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/3/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,208	DETAIL ADJ	1.000
\$NLA(RCN)	\$237	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,200		35.90	43,082
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	728	1956	185.08	134,737
ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	276		13.39	3,695
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	128		67.55	8,646
FLOOR COVER	3	W/W CARPET	1.00	E	BAS	L	BASE AREA	480	2000	185.08	88,837
INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		7,017.90	7,018
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	286,015	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$226,000	