

Key: 3756

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.808

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CURRENT OWNER				PARCEL ID				LOCATION				
HUANG WEI-HAO & MEGAN L. 8 KAYAJAN AVE BUZZARDS BAY, MA 02532				19.4-141-0				8 KAYAJAN AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HUANG WEI-HAO & MEGAN L.				04/12/2019	QS	335,000	31948-206					
GRACIA MICHAEL J				11/03/2005	F	1	20437-134					
GRACIA MICHAEL J ETUX				03/04/2002	A	130,000	14885-194					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,226 4	1.00	100	1.00	100	1.00	A	1.00	R03	1.00	168,100

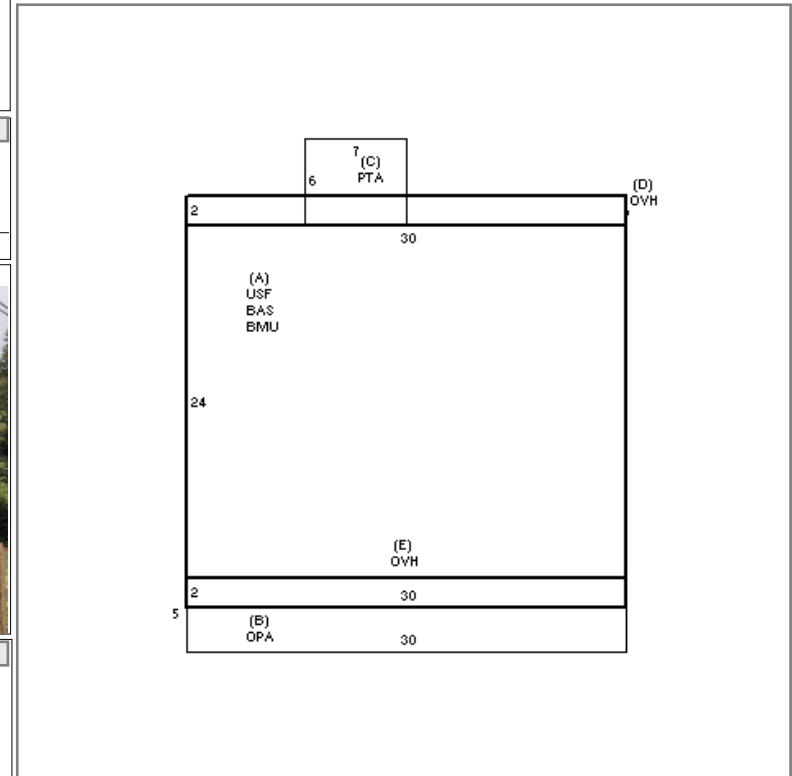
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
05810	11/17/2005	10	WOODSTOVE		08/25/2006	TL	100 100
02728	10/30/2002	2	ADDITIONS	40,000	06/08/2004	TL	100 100
200327	05/31/2000	6	FENCE	2,000	04/17/2001	TL	100 100
940118	04/08/1994	4	DETACH.STRUC	1,200	03/20/1995	JS	100 100

TOTAL	9,235 SF	ZONING	1	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	168,100	148,800	
Infl1	AVG		BUILDING	271,100	239,900			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
					TOTAL	441,300	390,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	12 X 12		144	16.42	2,100



BUILDING	CD	ADJ	DESC	MEASURE	11/6/2019	RP
MODEL	1		RESIDENTIAL	LIST	11/6/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1949	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	326.666				
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	720		49.28	35,482	CONDITION ELEM	CD				
\$NLA(RCN)	\$209	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	720	1949	220.84	159,001	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	2002	116.41	83,815	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	150		73.46	11,019	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	42		16.44	691	BATHS	A				
				INT. FINISH	1	PLASTER	1.00	+	OVH	L	OVERHANG	120	2002	193.89	23,266	HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	4		2,279.85	9,119	ELECT	A				
				FUEL SOURCE	1	OIL	1.00		MST	O	MAS/METAL STACK	1		4,272.80	4,273						
				USE	0		1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$271,100		