

Key: 3758

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.810

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PEROLA JOYCE E & JOHN H PEROLA 7 TUCY AVE BUZZARDS BAY, MA 02532				19.4-143-0				7 TUCY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PEROLA JOYCE E & EMMONS ANDREW J ETUX				12/17/2021	QS	395,000		34759-180			
				06/27/2013	N	185,000		27499-177			
AVALLONE CATHERINE J				06/29/2007	QS	288,660		22151-326			

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	%
02537	08/14/2002	3	ALT/RENO		08/26/2020	TL	100	100
02436	07/02/2002	2	ADDITIONS	3,650	06/03/2004	JS	100	100
200176	03/29/2000	9	DECK	2,000	06/03/2004	JS	100	100
990473	08/04/1999	3	ALT/RENO	1,500	01/02/2002	TL	100	100
		3	ALT/RENO	2,500	11/16/1999	MS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,360	4	1.00	100	1.00	100	1.00	235,700	3.32	A	1.00	R03	1.00			168,310

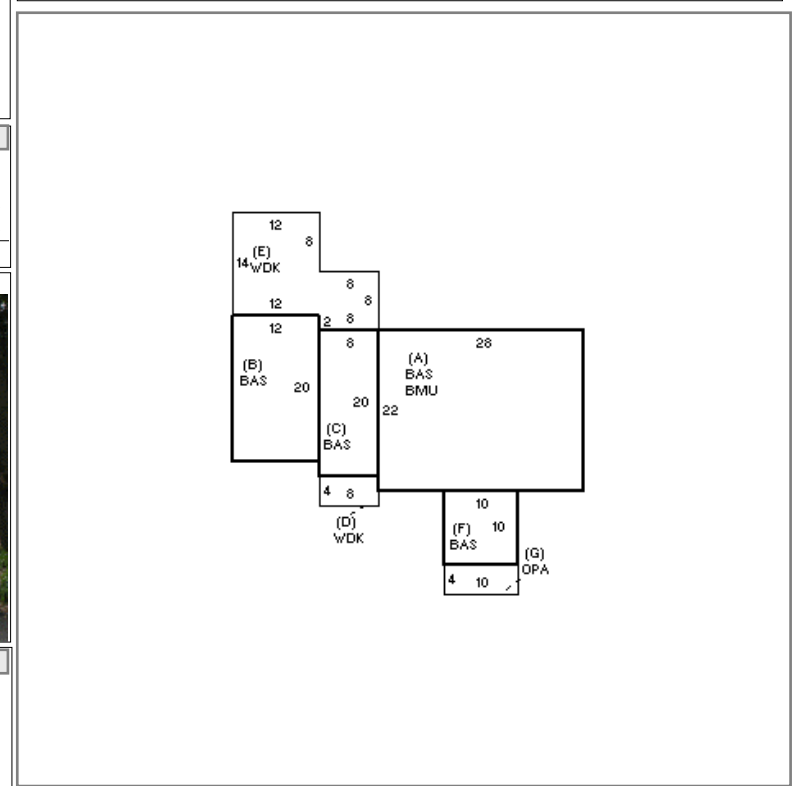
TOTAL	9,365 SF		ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE			LAND	168,300	149,000	
Infl1	AVG			BUILDING	232,300	207,800			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	400,600	356,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	L	0.90	10 0.90 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2015	TL
MODEL	1		RESIDENTIAL	LIST	8/26/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/26/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	249,812
NET AREA	1,116	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	616		44.39	27,341		
\$NLA(RCN)	\$224	OVERALL	0.950	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	616	1956	185.10	114,024		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	400	2000	185.10	74,041		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	264		24.97	6,593		
				FLOOR COVER	3	W/W CARPET	1.00	F	BAS	L	BASE AREA	100	2003	185.11	18,511		
				INT. FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	40		78.56	3,143		
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	3		2,053.53	6,161		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	2012 / 10	
COND	7	7 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93

RCNLD	\$232,300
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