

Key: 3769

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.821

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REGAN TIMOTHY ETUX REGAN ANDREA 38 WALLACE AVE BUZZARDS BAY, MA 02532				19.4-155-0				38 WALLACE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REGAN TIMOTHY ETUX				07/14/2017	QS	270,000	30629-150				
HARRINGTON LEIGHTON &				08/13/2010	F	1	24749-221				
HARRINGTON LEIGHTON TR				10/28/2008	F	1	23237-11				

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	%
940221	05/16/1994	3	ALT/RENO	1,000	02/23/1995	JS	100	100
940147	04/25/1994	6	FENCE	380	02/23/1995	JS	100	100

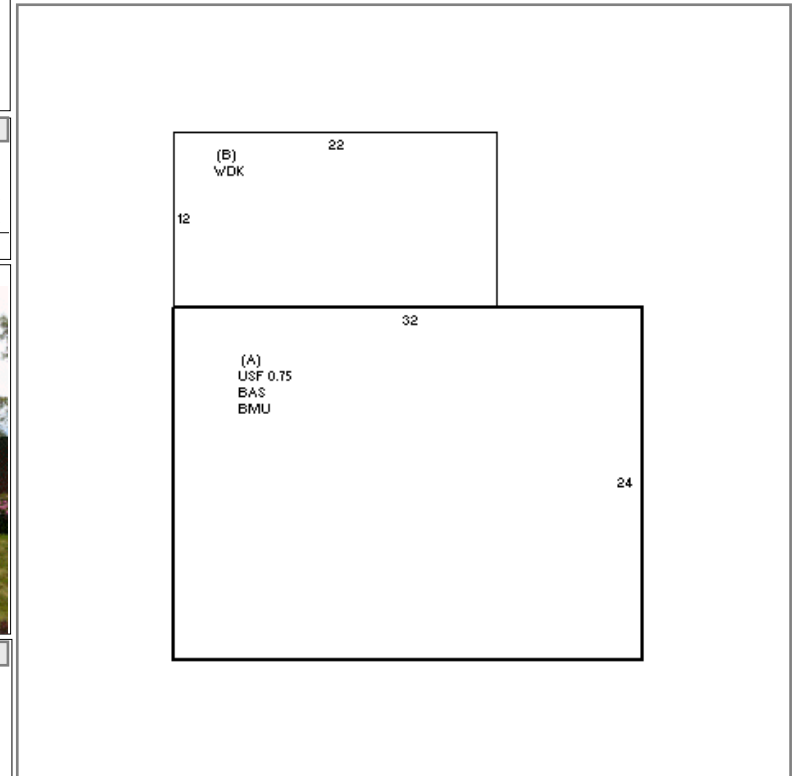
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,800 4		100	1.00	235,700	3.52	A	1.00	R02	1.00	167,430

TOTAL	8,799 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	167,400	118,600			
Infl1	AVG		BUILDING	236,000	208,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	403,400	327,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/9/2017	BC
MODEL	1		RESIDENTIAL	LIST	6/9/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/9/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$228	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	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	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		50.93	39,112
A	BAS	L	BASE AREA	768	1975	228.21	175,266
A	USF	L	UPPER STORY FIN	576	1975	121.74	70,119
B	WDK	N	WOOD DECK	264		28.65	7,564
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	2		2,355.95	4,712

TOTAL RCN	306,519
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$236,000