

Key: 3771

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.823

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAUZON JOHN 31 CENTER AVE BUZZARDS BAY, MA 02532				19.4-157-0				31 CENTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAUZON JOHN				05/10/2022	QS	479,000	35109-58				
AUDETTE ALYSHA				06/16/2016	L	252,000	29731-36				
FEDERAL NATIONAL MORTGAGE				03/08/2016	L	198,500	29497-4				

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	%
191155	11/13/2019	14	SOLAR	28,000			100	100
05238	04/15/2005	9	DECK	1,500	09/21/2006	DB	100	100
200210	04/10/2000	6	FENCE	1,500	07/05/2000	TL	100	100
990416	07/06/1999	6	FENCE	90,000	07/05/2000	TL	100	100
980394	07/07/1998	1	NEW CONSTRUC	81,000	01/20/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,900	4	1.00	100	1.00	100	1.00	235,700	2.33	A	1.00	R02	1.00			175,440

TOTAL	13,896 SF	ZONING	1	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Within walking distance of the beach & boat ramp	LAND	175,400	124,200			
Infl1	AVG		BUILDING	278,600	246,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	454,000	370,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/7/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/7/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,420	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,420		32.10	45,584
\$NLA(RCN)	\$239	OVERALL	0.990	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,420	1998	184.34	261,768
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	80		72.21	5,777
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	228		26.02	5,934
				FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	2		7,162.55	14,325
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,140.00	6,420
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	339,808
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$278,600

