

Key: 3782

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.834

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BURCHILL JOSEPH P & ANNIKKA H BURCHILL 17 TUCY AVE BUZZARDS BAY, MA 02532				19.4-169-0				17 TUCY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BURCHILL JOSEPH P & BURCHILL JOSEPH P				08/27/2020	F	1 33203-232		29375-294			
VICOR HOMES INC				01/05/2016	QS	329,000		29107-295			
VICOR HOMES INC				08/31/2015	P	92,000		29107-295			

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	%
15712	08/17/2015	1	NEW CONSTRUC	152,000	12/17/2015	SW	100	100
970269	06/03/1997	5	DEMOLITIONS		04/07/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,130 4		1.00 100	1.00 100	235,700	2.30	A	1.00 R03	1.00		175,800

TOTAL	14,113 SF	ZONING	1	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE SP 03-01 allows for buildable lot	LAND	175,800	155,600			
Infl1	AVG		BUILDING	296,900	265,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	472,700	421,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10	0.90 8 X 12	2016		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/29/2017	SW
MODEL	1		RESIDENTIAL	LIST	5/30/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/30/2017	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2015	SIZE ADJ	1.015
NET AREA	1,350	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	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	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	774		52.49	40,629
+	BAS	L	BASE AREA	774	2015	235.22	182,063
A	USF	L	UPPER STORY FIN	576	2015	125.48	72,274
+	WDK	N	WOOD DECK	176		39.89	7,020
	FIX	O	XTRA FIXTURES	3		2,428.57	7,286

TOTAL RCN	309,272
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$296,900

