

Key: 3785

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.837

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MASSON HENRI ETUX LINDA MASSON 10 TUCY AVE BUZZARDS BAY, MA 02532				19.4-172-0				10 TUCY AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MASSON HENRI ETUX				03/11/2015	F	10	28730-307					
MASSON HENRI ETUX				09/26/2007	QS	256,000	22361-206					
HASKELL WILLIAM H JR				04/26/2001	QS	135,000	()					

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	%
16066	02/01/2016	14	SOLAR	19,000			100	100
14225	04/10/2014	4	DETACH STRUC	2,600	08/08/2014		100	100
11674	10/25/2011	2	ADDITIONS	5,400	02/23/2012	TL	100	100
09389	08/19/2009	2	ADDITIONS	11,900	02/23/2012	TL	100	100
07663	10/31/2007	2	ADDITIONS	7,500	06/05/2008	TL	100	100

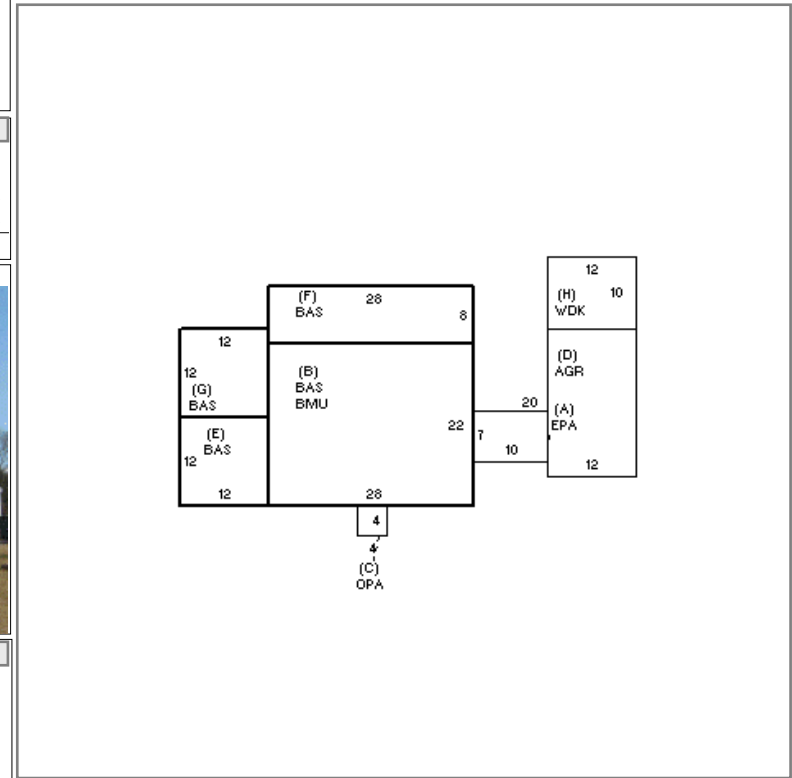
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,298 4		1.00	1.00	235,700	2.28	A	1.00	R03	1.00	176,060

TOTAL	14,298 SF	ZONING	1	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	176,100	155,800
Infl1	AVG		BUILDING	224,700	201,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	400,800	357,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/23/2015	TL
MODEL	1		RESIDENTIAL	LIST	2/23/2015	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	7/14/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1948	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	270,754		
NET AREA	1,128	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	70		99.82	6,987	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	616		45.32	27,917	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	616	1948	189.00	116,424	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	16		93.59	1,498	KITCHEN	A		
				FLOOR COVER	21	COMBO	1.00	D	AGR	N	ATT GARAGE	240		68.72	16,492	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	144	2008	189.00	27,216	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F	BAS	L	BASE AREA	224	2010	189.00	42,336	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	G	BAS	L	BASE AREA	144	2011	189.00	27,216				
				USE	0		1.00	H	WDK	N	WOOD DECK	120		38.91	4,669				
																		EFF.YR/AGE	2002 / 20
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$224,700