

Key: 3800

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.851

LEGAL

LAND

DETACHED

BUILDING

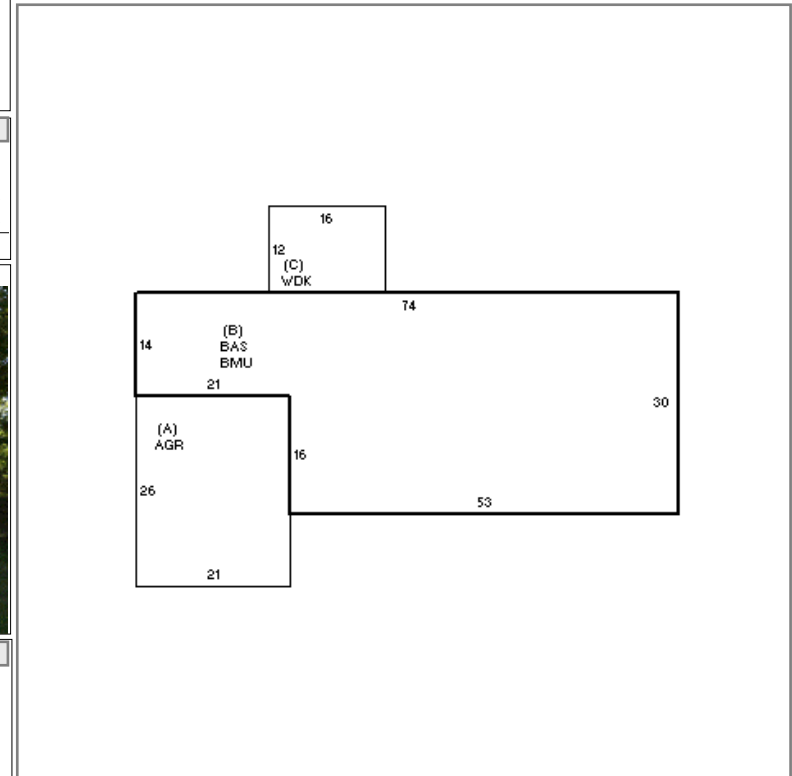
CURRENT OWNER				PARCEL ID				LOCATION			
HIGNEY CAROL 26 COLONIAL RD BUZZARDS BAY, MA 02532				19.4-183-2				26 COLONIAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGNEY CAROL				05/16/2013	F	27380-92					
HIGNEY LEONARD F &				01/01/1987	O	40,200	5741-40				

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	%
920500	09/24/1992	4	DETACH.STRUC	500	03/04/1993	JS	100	100
377089	06/23/1989	1	NEW CONSTRUC	78,000	01/01/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,407 4	1.00	100	1.00	100	1.00	235,700	1.68	A	1.00	R03 1.00	185,650

TOTAL	20,386 SF	ZONING	1	FRNT	142	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	185,700	164,300
Infl1	AVG		BUILDING	370,900	312,800			
N_Index	AVG		DETACHED	1,100	1,500			
			OTHER	0	0			
						TOTAL	557,700	478,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 16		128	16.42	1,100



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/28/2022	REF
STYLE	1	0.95	RANCH [100%]	REVIEW	2/24/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1989	SIZE ADJ	1.010
NET AREA	1,884	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	546		61.80	33,742
EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	1,884		29.65	55,858
ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	1,884	1989	177.10	333,653
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	192		34.98	6,715
FLOOR COVER	3	W/W CARPET	1.00		FIX	O	XTRA FIXTURES	3		2,129.47	6,388
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	436,356
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$370,900