Key: 3802

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,853

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH ROBERT & HEATHER **14 COLONIAL ROAD** **BUZZARDS BAY, MA 02532**	**19.4-184-0**	**14 COLONIAL RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH ROBERT & HEATHER	08/01/2018	QS	379,000	31441-328
HARMON HEATHER L & DUNCAN	01/29/2013	H	240,000	27084-199
ZINNACK ELIESA	02/18/1986	QS	23,000	4928-83

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

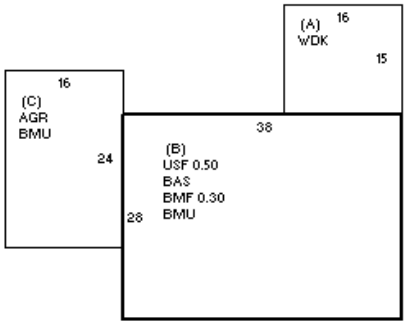
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
R13-00066	06/13/2013	15	INSULATE/WEA		10/25/2013		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,790	4 1.00	100 1.00	100 1.00	235,700	1.39	A 1.00	R03 1.00			194,100

TOTAL	25,788 SF	ZONING	1	FRNT	0
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	194,100	171,800
BUILDING	368,500	326,000
DETACHED	0	0
OTHER	0	0
TOTAL	**562,600**	**497,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/13/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/12/2019	RP
LIST	8/12/2019	EST
REVIEW	8/12/2019	RP

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,596	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	30	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	1	WOOD SHINGLE	1.02
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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	240		29.04	6,969
+	BMU	N	BSMT UNFINISHED	1,448		35.82	51,861
B	BMF	N	BSMT FINISH	319		65.51	20,896
B	BAS	L	BASE AREA	1,064	1986	215.21	228,987
B	USF	L	UPPER STORY FIN	532	1986	123.36	65,626
C	AGR	N	ATT GARAGE	384		78.25	30,048
	FIX	O	XTRA FIXTURES	6		2,387.57	14,325

TOTAL RCN	418,712

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$368,500