

Key: 3862

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3912

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVIS DALE ROBERT 30 CRANBERRY RD BUZZARDS BAY, MA 02532				19.4-245-0				30 CRANBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAVIS DALE ROBERT				03/18/2021	QS	309,000	(225645)				
PELUSO DOMINIC J				02/11/2016	F	100	29447-244				
PELUSO DOMINIC J					XX		02304-0221				

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	%
EXB-22-730	11/17/2022	14	SOLAR	5,538			100	100
16546	06/27/2016	3	ALT/RENO	129,933	12/28/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	12,120 4	1.00	100	1.00	100	1.00	235,700	2.63	A	1.00	R03	1.00		172,640

TOTAL	12,110 SF	ZONING	1	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	172,600	152,800			
Infl1	AVG		BUILDING	155,000	137,200			
N_Index	AVG		DETACHED	800	800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>328,400</b>	<b>290,800</b>			

DETACHED

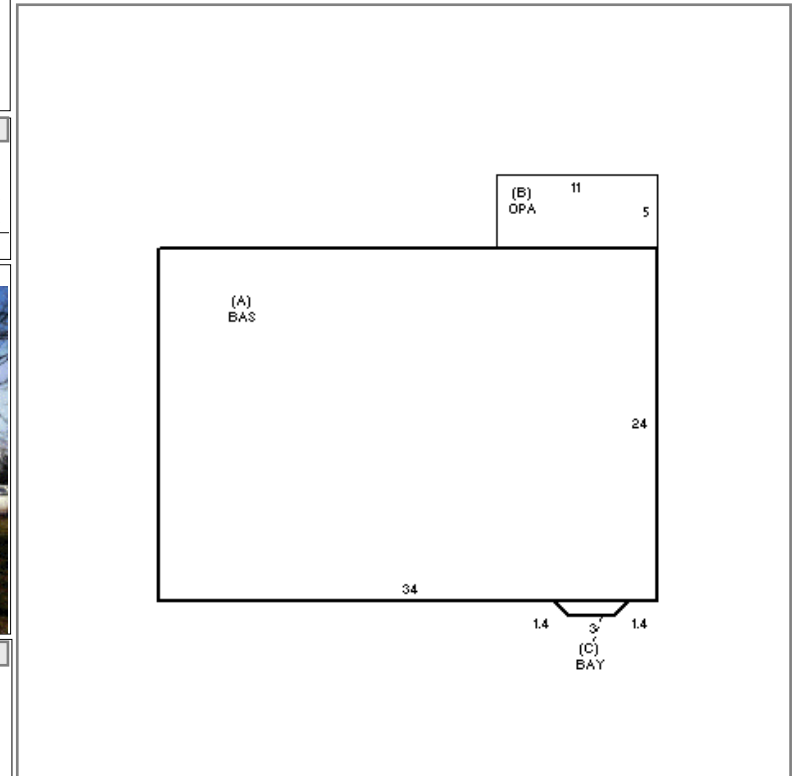
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X10		100	16.90	800



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/16/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/16/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	820	DETAIL ADJ	1.000
\$NLA(RCN)	\$193	OVERALL	0.930
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	816	1955	188.11	153,499
B	OPA	N	OPEN PORCH	55		72.70	3,998
C	BAY	L	BAYWINDOW	4	1955	171.70	687

TOTAL RCN	158,184
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$155,000