

Key: 3866

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.917

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GAY AMANDA & ALMAZ KHAIDAROV 6 BIRCH STREET BOURNE, MA 02532				19.4-249-0				6 BIRCH ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GAY AMANDA & DISANGRO VINCENT E				10/31/2018	QS	280,000	31632-331					
				07/29/1985	QS	58,500	4643-192					

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-20-536 20257	12/21/2020 03/20/2020	15 6	INSULATE/WEA FENCE	4,651 500				
		3	ALT/RENO		07/22/2019	BC	100	100
07002	01/02/2007	3	ALT/RENO	3,000	08/15/2008	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000 4		100 1.00	100 1.00	235,700	3.84	A	1.00	R03		166,180

TOTAL	8,015 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	166,200	147,100
Infl1	AVG		LAND	223,800	198,000			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
						TOTAL	391,800	346,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	10X12		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2019	RP
MODEL	1		RESIDENTIAL	LIST	4/12/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/12/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	725	DETAIL ADJ	1.000
\$NLA(RCN)	\$335	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	725		46.84	33,955
A	BAS	L	BASE AREA	725	1960	209.87	152,158
B	OPA	N	OPEN PORCH	18		96.72	1,741
C	WDC	N	WOOD DECK	288		26.35	7,589
	BGF	N	BSMT GOOD FINIS	725		57.32	41,554
	FIX	O	XTRA FIXTURES	1		2,167.20	2,167
	MST	O	MAS/METAL STACK	1		4,060.60	4,061

TOTAL RCN	243,225	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD	\$223,800	

