

Key: 3882

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.945

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RAY TERESA M & DONALD R SANDEFER 42 HARRISON AVE BUZZARDS BAY, MA 02532				19.4-265-0				42 HARRISON AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RAY TERESA M & GAGNE THOMAS L				01/11/2022	QS	469,900	34821-106					
CAMPBELL JENNIFER K				01/23/2015	O	230,000	28646-163					
				09/26/2014	S	115,000	28407-45					

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 %
B-23-182	08/09/2023	4	DETACH.STRUC	1,500			100 100
15558	07/07/2015	8	POOL	22,000	02/25/2016	SW	100 100
15309	05/04/2015	6	FENCE		02/25/2016	SW	100 100
		11	SPLITS/SUBS		03/18/2015		100 100
14862	10/10/2014	3	ALT/RENO	3,500	02/09/2015		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,775 4	1.00	100	1.00	100	1.00	235,700	1.80	A	1.00	R02 1.00	183,090

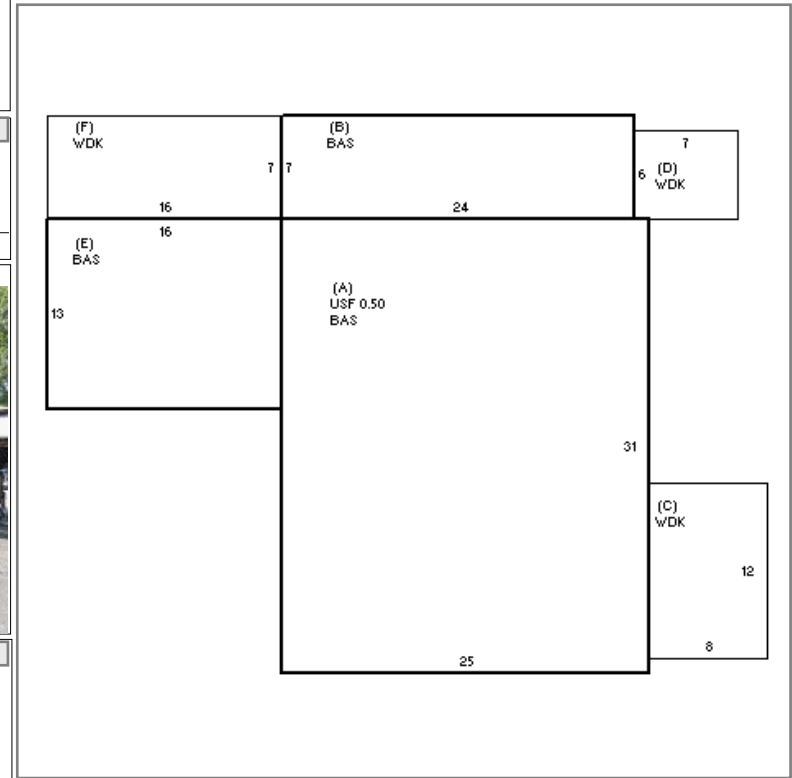
TOTAL	18,775 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E Map 19.4 pcl 264 combined, per bk pg 075 11,706 square feet. per pln bk 84 pg 54, parcel A 7069 square feet	LAND	183,100	129,600			
Infl1	AVG		BUILDING	289,500	256,200			
N_Index	AVG		DETACHED	24,300	21,000			
			OTHER	0	0			
			TOTAL	496,900	406,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 24		192	15.95	2,800
IPG	V	1.30	10 0.90 18 X 36	2015	648	33.92	19,800
PTD	A	1.00	10 0.90 EST	2015	500	3.76	1,700



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	TL
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/23/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,539	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	775	1935	217.15	168,293
\$NLA(RCN)	\$204	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	388	1935	124.47	48,294
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	376	2002	217.15	81,649
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	250		29.30	7,325
				FLOOR COVER	1	HARDWOOD	1.02		CPC	O	CAPE CELLAR	1		4,271.40	4,271
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,408.90	4,818
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	314,650
STORIES	1.5	1.00	CONDITION ELEM	CD
ROOMS	6	1.00	EXTERIOR	A
BEDROOMS	3	1.00	INTERIOR	G
BATHROOMS	1	1.00	KITCHEN	G
FIXTURES	7	1.00	BATHS	G
GARAGE CAPACITY	0	1.00	HEAT	U
% BSMT FINISH	0	1.00	ELECT	U
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$289,500