

Key: 3884

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.947

LEGAL

LAND

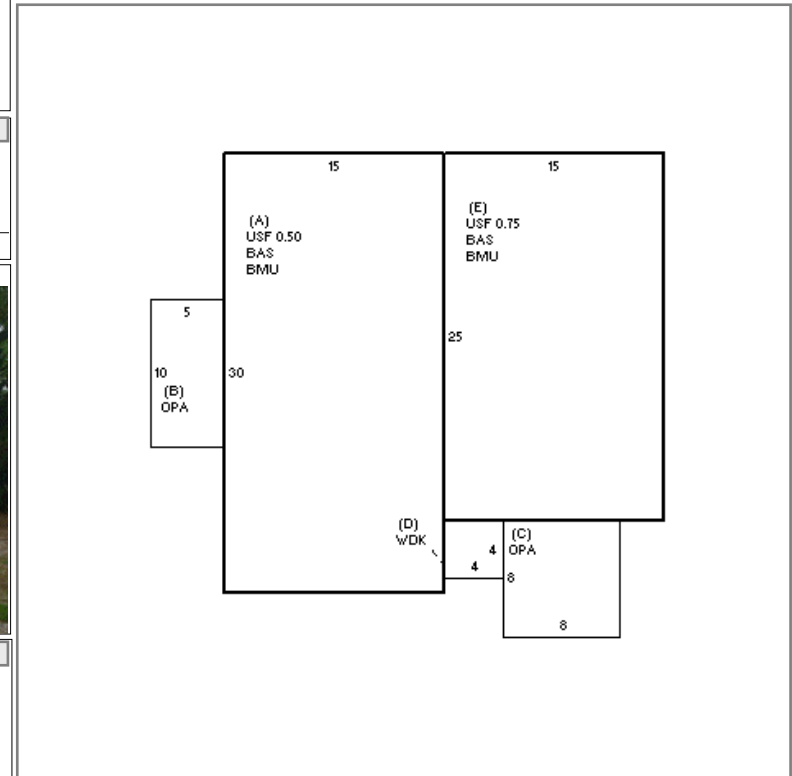
CURRENT OWNER				PARCEL ID				LOCATION			
GOSS CAROL M 39 HARRISON AVE BUZZARDS BAY, MA 02532-3213				19.4-267-0				39 HARRISON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOSS CAROL M					XX		03306-0226				

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	%	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000 4	1.00	100	1.00	100	1.00	235,700	2.18	A	1.00	R02 1.00	177,160

TOTAL	14,985 SF	ZONING	1	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	177,200	125,400			
Infl1	AVG		BUILDING	214,500	189,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	391,700	315,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/20/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/20/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/20/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,331	DETAIL ADJ	1.000
\$NLA(RCN)	\$212	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	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	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	825		39.23	32,367
+	BAS	L	BASE AREA	825	1940	213.36	176,018
+	USF	L	UPPER STORY FIN	506	1940	118.39	59,903
+	OPA	N	OPEN PORCH	114		73.82	8,416
D	WDK	N	WOOD DECK	16		75.99	1,216
	MST	O	MAS/METAL STACK	1		4,293.90	4,294

TOTAL RCN	282,214
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$214,500