

Key: 3921

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.985

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
OCHARSKY JOSHUA W & AMANDA M WASS		20.0-4-0		48 HEAD OF THE BAY RD	
48 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532		TRANSFER HISTORY		DOS	T
		OCHARSKY JOSHUA W & JOY RICHARD		05/17/2012	O
		WELLS FARGO BANK		12/31/2010	S
				08/30/2010	L
SALE PRICE	BK-PG (Cert)				
90,100	26339-103				
52,700	25148-217				
204,100	24787-64				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO-FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
17310	05/01/2017	9	DECK	2,000	03/12/2018	BC	100
13879	12/16/2013	1	NEW CONSTRUC	157,400	08/05/2015	RJM	100
13781	11/06/2013	1	NEW CONSTRUC	157,400	08/05/2015	RJM	100
12267	04/25/2012	5	DEMOLITIONS	1,200	08/05/2015	RJM	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	4	1.00	100	188,560	0.64	A	1.00	R01	0.80	223,330
300	A	2,523	4	1.00	100	13,040	1.00	A	1.00	R01	0.80	32,900

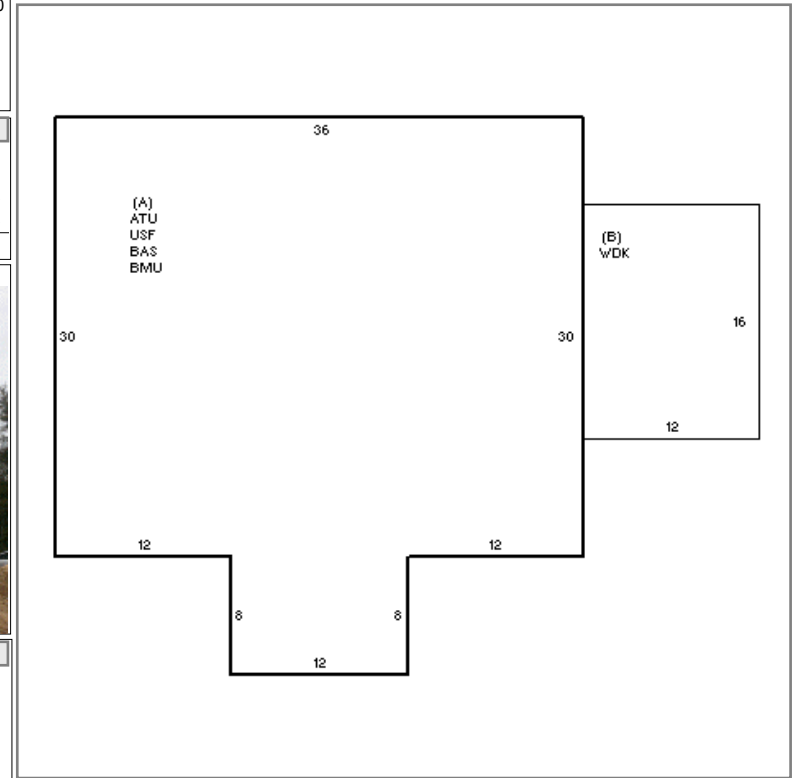
TOTAL	4.360 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Does not have frontage on map	LAND	256,200	226,700			
Infl1	AVG		BUILDING	432,600	382,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	688,800	609,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/12/2018	BC
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/7/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	455.366
NET AREA	2,352	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,176		36.65	43,097		
\$NLA(RCN)	\$194	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,176	2013	192.93	226,881		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,176	2013	104.49	122,877		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	1,176		40.14	47,200		
				FLOOR COVER	53	VINYL-W/W	1.00	B	WDK	N	WOOD DECK	192		35.15	6,750		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,140.15	8,561		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2014 / 8
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$432,600