

Key: 3925

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.988

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRAUN ROBERT V 50 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532				20.0-7-0				50 HEAD OF THE BAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRAUN ROBERT V				05/11/2018	H	1	31259-341				
FINANCE OF AMERICA LLC				07/13/2017	L	270,000	30625-47				
BRAUN ROBERT V				06/13/2011	N	229,900	25503-173				

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-22-632 14510	09/23/2022	15	INSULATE/WEA	14,099			100 100
	07/01/2014	15	INSULATE/WEA	2,693	09/03/2014		100 100
		13	OTHER				100 100

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	1.00	100	1.00	188,560	0.64	A	1.00	R01 0.80	223,330
300	A	1,213 4	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R01 0.80	15,820

TOTAL	3.050 Acres	ZONING	2	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	239,200	211,600
Infl1	AVG		BUILDING	271,400	240,200			
N_Index	AVG		DETACHED	11,800	13,400			
			OTHER	0	0			
						TOTAL	522,400	465,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	12 X 12		144	16.42	1,200
OSH	A	1.00 50 0.50	28 X 40		1,120	7.55	4,200
SHF	A	1.00 50 0.50	20 X 20		400	14.76	3,000
SHF	A	1.00 80 0.20			1,560	10.83	3,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/20/2017	TL
MODEL	1		RESIDENTIAL	LIST	3/20/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/20/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,815	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,815	1920	169.94	308,446
\$NLA(RCN)	\$202	OVERALL	0.950	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	398		20.49	8,157
				ROOF SHAPE	1	GABLE	1.00	E	BMU	N	BSMT UNFINISHED	834		34.99	29,180
				ROOF COVER	1	ASPH/COMP SHIN	1.00	G	CRL	N	BSMT CRAWL	603		24.65	14,863
				FLOOR COVER	3	W/W CARPET	1.00		FIX	O	XTRA FIXTURES	3		2,043.40	6,130
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	366,776
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$271,400

