

Key: 3987

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.072

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FORBES SEAN & SHEILA TAYLOR				20.0-73-0				18 HEAD OF THE BAY RD				
18 HEAD OF THE BAY RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BUZZARDS BAY, MA 02532				FORBES SEAN & SANCHEZ FRANK L ETUX				05/03/2016	QS	300,000	29623-101	
								12/28/2012	QS	245,000	26995-68	
				ZAPPALA JOHN				05/30/2012	S	92,250	26374-54	


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	%
12376	06/06/2012	3	ALT/RENO	23,000	02/04/2013	TL	100	100
970640	12/22/1997	3	ALT/RENO	5,000	04/07/1998	JS	100	100
955670	11/01/1995	1	NEW CONSTRUC	50,000	04/04/1997	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4		1.00	1.00	188,560	1.00	A	1.00	R01 0.80		173,120

TOTAL	39,988 SF	ZONING	2	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	173,100	153,200
Infl1	AVG		BUILDING	263,800	233,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	436,900	386,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/13/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2017	DB
MODEL	1		RESIDENTIAL	LIST	5/15/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/15/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1995	SIZE ADJ	1.015
NET AREA	1,424	DETAIL ADJ	1.000
\$NLA(RCN)	\$221	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	4		1.00
BATHROOMS	2		1.00
FIXTURES	8		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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	848		41.08	34,838
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	848	1995	223.42	189,460
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1995	123.97	71,406
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	32		91.79	2,937
FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	280		29.18	8,171
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,399.40	7,198
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	314,010
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 2003 / 19	
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$263,800

