

Key: 4006

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.091

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VINCUILLA CATHY A & BARNES PAUL A				20.1-10-0				7 LITTLE BAY LN			
7 LITTLE BAY LN				BUZZARDS BAY, MA 02532							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VINCUILLA CATHY A & DUFFEY PAUL ETUX				08/01/2017	QS	455,000	(213669)				
				11/25/2014	QS	350,000	(205063)				
				08/28/2009	QS	325,000	(189406)				

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-21-202	07/20/2021	8	POOL	33,000	04/26/2022		100	100
EXB-20-284	09/21/2020	3	ALT/RENO	24,955			100	100
EXB-20-177	08/10/2020	3	ALT/RENO	5,517			100	100
H338	05/13/2020	2	ADDITIONS				100	100
20015	01/06/2020	2	ADDITIONS	64,748	07/16/2020	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,250	4	1.00	100	1.00	100	1.00	353,550	1.57	A	1.00	BVG	1.50			282,800

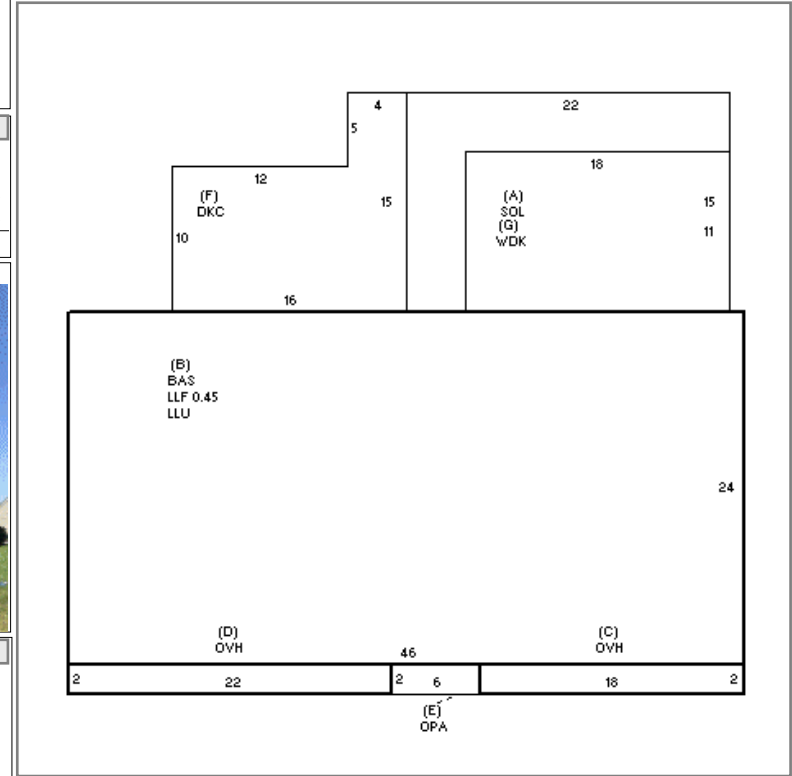
TOTAL	22,259 SF	ZONING	1	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	access/drop to water; waterfront; obstructed view; no beach=avg			LAND	282,800	250,300
Infl1	AVG		BUILDING	374,200	334,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	657,000	585,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	G	1.20	10 0.90	2021		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2020	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/16/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.010
NET AREA	1,681	DETAIL ADJ	1.000
\$NLA(RCN)	\$242	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	45	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	A	SOL	N	SOLARIUM	330		96.94	31,992
EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	1,104		36.02	39,762
ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	497	1971	69.36	34,474
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,104	1971	215.79	238,237
FLOOR COVER	1	HARDWOOD	1.02	+	OVH	L	OVERHANG	80	1971	203.58	16,286
INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	12		106.88	1,283
HEATING/COOLING	2	HOT WATER	1.02	F	DKC	N	DECK-COMPOSITE	180		70.58	12,705
FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	198		39.32	7,785
USE	0		1.00	BMG	O		BSMT GARAGE	1		8,012.80	8,013
				F11	O		FPL 1S 1OP	1		9,013.30	9,013
				FIX	O		XTRA FIXTURES	3		2,394.03	7,182

TOTAL RCN	406,731
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2011 / 11	
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$374,200