

Key: 4034

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.120

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BUNENGO RONALD J & SHERRY M FLYNN 854 SCENIC HIGHWAY BUZZARDS BAY, MA 02532				20.1-39-0				156 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUNENGO RONALD J & MASLIN CHARLES W & MASLIN CW, H ALLEN PECK I				10/25/2022	V	282,000	35443-224				
				10/04/2022	F	100	35405-337				
				10/04/2022	F	100	35405-331				

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-23-210	08/24/2023	3	ALT/RENO	20,000	11/03/2023	SL	100	100
		3	ALT/RENO		04/06/2023	SL	100	100
B-22-396	02/16/2023	3	ALT/RENO	30,000	11/03/2023	SL	18	18
EXB-22-842	01/20/2023	3	ALT/RENO	25,000	04/06/2023	SL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,230	4	1.00	100	1.00	1.00					204,520

TOTAL	26,223 SF	ZONING	1	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Easement?				LAND	204,500	181,000
Infl1	AVG		LAND	215,900	165,000			
N_Index	AVG		DETACHED	1,200	1,700			
			OTHER	0	0			
						TOTAL	421,600	347,700

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/20/2022	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	11/3/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1896	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,094	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	40		104.20	4,168
\$NLA(RCN)	\$244	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	704	1896	263.80	185,717
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	390	2023	140.72	54,881
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	WDK	N	WOOD DECK	100		56.27	5,627
				FLOOR COVER	1	HARDWOOD	1.02		CPC	O	CAPE CELLAR	1		4,829.10	4,829
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		11,265.80	11,266
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	266,488	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	O
		ELECT	O
		EFF.YR/AGE	2000 / 22
		COND	19 19 %
		FUNC	0 uc
		ECON	0
		DEPR	19 % GD 81
RCNLD			\$215,900

