

Key: 4040

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.126

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MORRSION CONSTANCE 49 HEAD OF THE BAY ROAD BUZZARDS BAY, MA 02532		20.1-43-2		49 HEAD OF THE BAY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MORRSION CONSTANCE		07/02/2019	QS	340,000	32133-176
BUSNENGO RONALD J &		11/26/2018	N	160,000	31685-51
HUME RICHARD S		10/26/2018	F	100	31685-48

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-22-648	09/30/2022	14	SOLAR	25,940			100	100
EXB-22-636	09/27/2022	14	SOLAR	54,000			100	100
EXB-22-638	09/27/2022	14	SOLAR	54,000			100	100
		3	ALT/RENO		06/22/2022	SL	100	100
EXB-22-62	02/07/2022	4	DETACH.STRUC	6,000	06/22/2022	SL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,125 4	1.00	100	1.00	188,560	1.70	A	1.00	R01	0.80	148,170

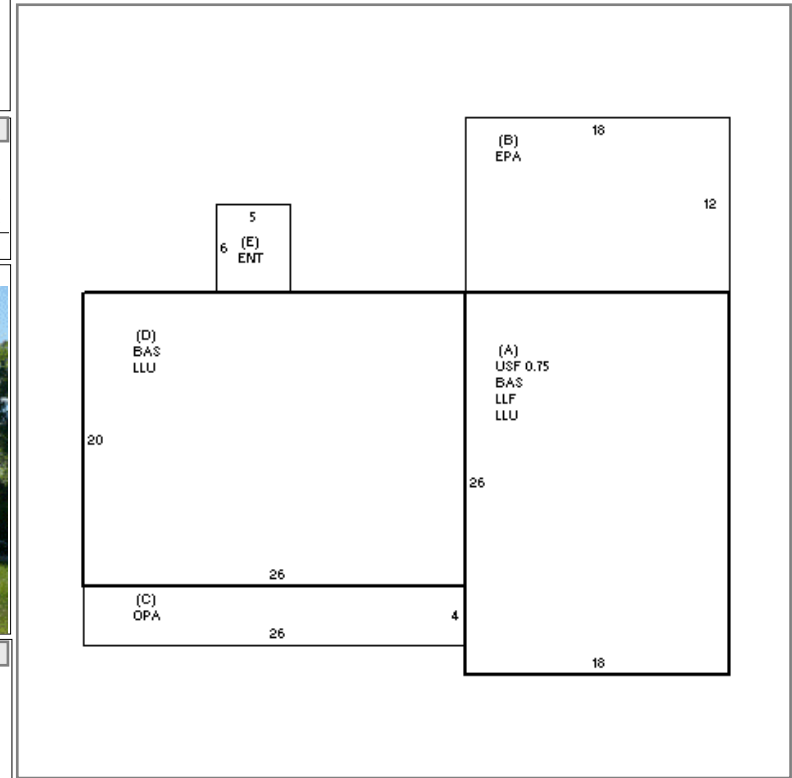
TOTAL	20,125 SF	ZONING	2	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	148,200	131,100			
Infl1	AVG		BUILDING	343,600	304,100			
N_Index	AVG		DETACHED	2,800	2,600			
			OTHER	0	0			
			TOTAL	494,600	437,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	10X16	2022	160	19.14	2,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/22/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/2/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,807	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	988		37.04	36,591
A	LLF	L	LOWER LEVEL FIN	468	1900	71.33	33,381
+	BAS	L	BASE AREA	988	1900	229.23	226,479
A	USF	L	UPPER STORY FIN	351	1900	127.19	44,645
B	EPA	N	ENCLOSED PORCH	216		75.40	16,287
C	OPA	N	OPEN PORCH	104		79.32	8,249
E	ENT	N	ENCLOSED ENTRY	30		97.72	2,932
	FIX	O	XTRA FIXTURES	2		2,461.60	4,923

TOTAL RCN	373,487
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	\$343,600