

Key: 4043

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.129

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FOURNIER DANA A & PAMELA J FOURNIER PO BOX 844 BUZZARDS BAY, MA 02532				20.1-45-0				39 HEAD OF THE BAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOURNIER DANA A & FOURNIER ARTHUR J				07/11/2005	A F	88,000	20029-103 793-3				

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 %
19289	04/17/2019	4	DETACH.STRUC	6,500			100 100
08305	04/18/2018	4	DETACH.STRUC	6,500	08/07/2018	DB	100 100
12522	08/02/2012	3	ALT/RENO	3,000	03/19/2018	BC	100 100
12330	05/17/2012	3	ALT/RENO	9,500	03/19/2018	BC	100 100
10757	12/16/2010	3	ALT/RENO	15,000	03/19/2018	BC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,766	4	1.00	100 1.00	188,560	1.13	A	1.00	R01 0.80		165,280

TOTAL	33,766 SF	ZONING	2	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	165,300	146,300			
Infl1	AVG		BUILDING	194,400	172,100			
N_Index	AVG		DETACHED	5,400	5,100			
			OTHER	0	0			
			TOTAL	365,100	323,500			

DETACHED

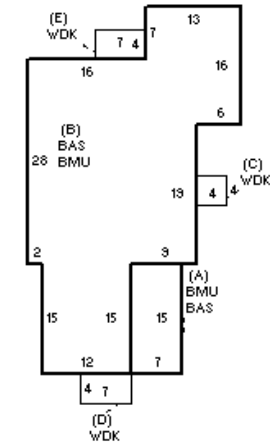
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10			0.00	
SHF	E	1.90	10 0.90 11X18	2018	198	30.30	5,400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/19/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,074	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	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	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,074	1940	189.00	202,986
EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,074		35.90	38,558
ROOF SHAPE	1	GABLE	1.00		WDK	N	WOOD DECK	72		52.84	3,804
ROOF COVER	1	ASPH/COMP SHIN	1.00		MST	O	MAS/METAL STACK	1		3,929.30	3,929
FLOOR COVER	35	W/W-VINYL	1.00								
INT. FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	249,277
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$194,400