

Key: 4048

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.135

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
IGBOKOYI OBAFEMI T 25 HEAD OF THE BAY ROAD BUZZARDS BAY, MA 02532				20.1-49-0				25 HEAD OF THE BAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
IGBOKOYI OBAFEMI T				08/30/2019	QS	312,500	32263-40				
RATHBUN PATRICK C				12/22/2016	QS	260,000	30186-263				
PARROTT ETHEL M					XX		01594-0031				

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	%
191169	12/06/2019	15	INSULATE/WEA	3,121			100	100
18452	05/23/2018	3	ALT/RENO	14,400			100	100
02051	02/04/2002	3	ALT/RENO	6,000	09/03/2002	TL	100	100
900318	06/21/1990	3	ALT/RENO	2,000	10/23/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,492 4		1.00	100 1.00	188,560	1.22	A	1.00	R01 0.80		161,180

  

TOTAL	30,492 SF	ZONING	2	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	161,200	142,600
Infl1	AVG		BUILDING	255,100	225,700			
N_Index	AVG		DETACHED	9,000	8,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>425,300</b>	<b>376,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00 20 0.80	12 X 20		240	46.93	9,000	06/02/2017



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2017	BC
MODEL	1		RESIDENTIAL	LIST	6/2/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/29/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1929	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	318,814
NET AREA	1,539	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	EPA	N	ENCLOSED PORCH	160		79.00	12,641		
\$NLA(RCN)	\$207	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	782		49.28	38,537		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	757	1929	220.84	167,173		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	782	1929	116.41	91,032		
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,430.90	9,431		
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

  

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

  

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

  

RCNLD	\$255,100
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