

Key: 4051

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.138

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| PERRY JAMES R 21 MAPLE ST BUZZARDS BAY, MA 02532 | | | | 20.1-53-0 | | | | 21 MAPLE ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PERRY JAMES R | | | | 08/15/2018 | QS | 312,000 | 31465-38 | | | | |
| COMPTON JANICE LEE & | | | | 08/15/2018 | F | 1 | 31465-35 | | | | |
| COMPTON JANICE E ETUX | | | | 04/09/2014 | F | 1 | 28077-257 | | | | |

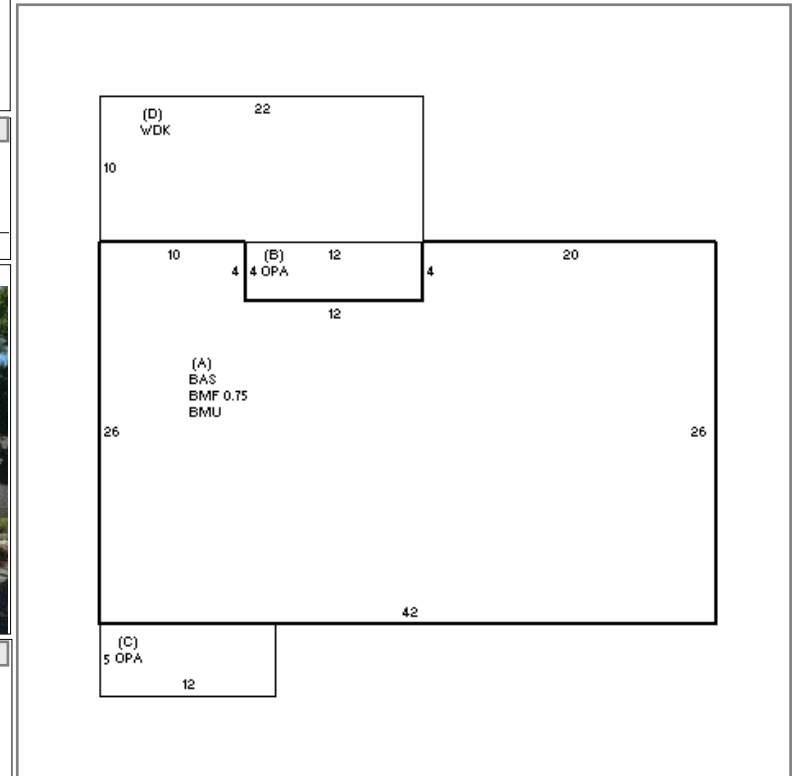
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|-----------|------------|---------------|-----------|--------|------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| E-22-561 | 09/02/2022 | 3 | ALT/RENO | 12,000 | | | 0 0 |
| PL-22-171 | 06/01/2022 | 3 | ALT/RENO | 8,000 | | | 0 0 |
| B-22-107 | 04/05/2022 | 3 | ALT/RENO | 80,140 | | | 0 0 |
| 18784 | 09/13/2018 | 2 | ADDITIONS | 9,530 | | | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 17,400 4 | | 1.00 | 100 1.00 | 247,485 | 1.92 | A | 1.00 | PEX | 1.05 | 189,970 |

| TOTAL | 17,380 SF | ZONING | 1 | FRNT | 123 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | BBAY | NOTE Pond front; house below street level | LAND | 190,000 | 168,100 | | | |
| Infl1 | AVG | | BUILDING | 228,300 | 202,000 | | | |
| N_Index | AVG | | DETACHED | 3,000 | 2,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 421,300 | 372,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | G | 1.20 | 10 0.90 | 8 X 16 | 128 | 19.71 | 2,300 |
| SHF | M | 0.70 | 50 0.50 | 10 X 12 | 120 | 11.50 | 700 |



DETAILED

| BUILDING | CD | ADJ | DESC | MEASURE | 8/10/2023 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/29/2023 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 9/29/2023 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BU
ILD
ING

| YEAR BLT | 1960 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 300,398 | | |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,044 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,044 | | 37.75 | 39,413 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$288 | OVERALL | 1.020 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BMF | N | BSMT FINISH | 783 | | 45.36 | 35,518 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,044 | 1960 | 198.74 | 207,488 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | OPA | N | OPEN PORCH | 108 | | 71.03 | 7,672 | KITCHEN | A | | |
| | | | | FLOOR COVER | 35 | WW-VINYL | 1.00 | D | WDK | N | WOOD DECK | 220 | | 26.81 | 5,899 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | FIX | O | XTRA FIXTURES | 2 | | 2,204.65 | 4,409 | BATHS | A | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | | | | | | | | HEAT | A | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | ELECT | A | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 |
| | | | | | | | | | | | | | | | | | | COND | 24 24 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 uc |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 24 % GD 76 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$228,300 |