

Key: 4071

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.157

LEGAL

LAND

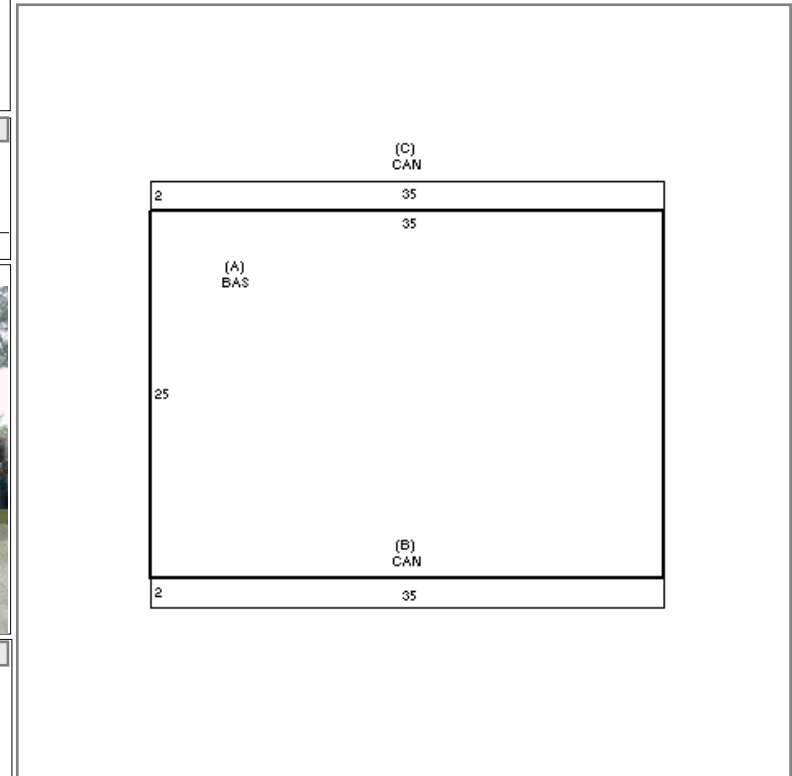
CURRENT OWNER				PARCEL ID				LOCATION			
KIRBY WILLIAM B 16 BIRCH ST BUZZARDS BAY, MA 02532				20.3-4-0				16 BIRCH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KIRBY WILLIAM B MCMAHON WILLIAM J &				04/27/2001	QS XX	118,900		13769-304 04283-0290			

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	%
03880	12/01/2003	3	ALT/RENO		08/16/2022	SL	100	100
		3	ALT/RENO	4,500	01/22/2004	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,000 4	1.00	100	1.00	100	1.00	235,700	3.84	A	1.00	R03 1.00	166,180

TOTAL	8,015 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND	166,200	147,100		
Infl1	AVG		BUILDING	136,400	120,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	302,600	267,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/16/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/17/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1958	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	166.347	
NET AREA	875	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	875	1958	188.11	164,597	CONDITION ELEM	CD	
\$NLA(RCN)	\$190	OVERALL	0.930	EXT COVER	2	CLAPBOARD	1.00	B	CAN	N	CANOPY	70		12.49	875	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	70		12.49	875	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	U	
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		3	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		5	1.00															
GARAGE CAPACITY		0	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF. YR/AGE		2001 / 21																
COND		18	18 %															
FUNC		0																
ECON		0																
DEPR		18	% GD	82														
RCNLD				\$136,400														