Key: 4075

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,161

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORSE MEGGAN N 28 MAPLE STREET BUZZARDS BAY, MA 02532	20.3-8-0	28 MAPLE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORSE MEGGAN N	10/14/2003	H	1	17789-150
MORSE EDWARD M &	05/07/2001	QS	157,000	13805-274
AUSTIN JAMES C	05/28/1992	L	82,000	08041-00125

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	%
		3	ALT/RENO		08/17/2022	SL	100	100

LAND

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	247,485	3.84	A 1.00	R05 1.05			174,480

TOTAL	8,015 SF	ZONING	1	FRNT	80

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

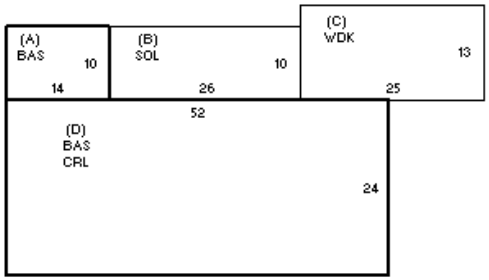
NOTE: Across street from pond

ASSESSED	CURRENT	PREVIOUS
LAND	174,500	154,400
BUILDING	278,100	246,100
DETACHED	1,200	1,700
OTHER	0	0
TOTAL	**453,800**	**402,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12 X 12		144	16.42	1,200

PHOTO 08/17/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2022	SL
LIST	8/17/2022	EST
REVIEW	8/25/2022	TL

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,388	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,388	1956	192.71	267,481
B	SOL	N	SOLARIUM	260		88.41	22,986
C	WDK	N	WOOD DECK	325		21.90	7,117
D	CRL	N	BSMT CRAWL	1,248		18.28	22,810
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550
	MST	O	MAS/METAL STACK	1		4,091.40	4,091

TOTAL RCN	331,034

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	uc
ECON	0	
DEPR	16	% GD 84
RCNLD		$278,100