

Key: 4095

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.180

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DORRANCE NANCY & CARL DORRANCE 82 MAPLE ST BUZZARDS BAY, MA 02532				20.3-31-0				82 MAPLE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DORRANCE NANCY & AOYAMA MINEKO				07/09/2021	QS	357,000		34281-299			
				06/28/1988	QS	106,000		9806-259			

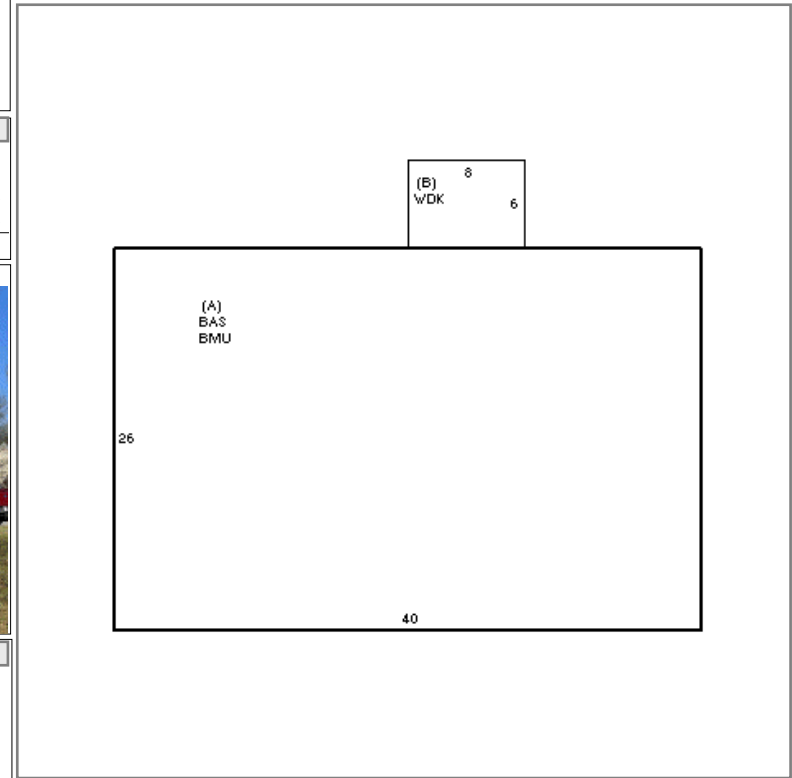
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-838	11/15/2021	15	INSULATE/WEA	3,707			100	100
E-21-625	10/07/2021	3	ALT/RENO	2,500	05/03/2022		100	100
B-21-350	09/23/2021	9	DECK	12,000	05/03/2022		100	100
B-21-311	08/26/2021	3	ALT/RENO	62,000	05/03/2022	TL	100	100
SR-21-37	08/06/2021	4	DETACH.STRUC	5,500			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,120 4		1.00	100 1.00	235,700	2.45	A	1.00	R03		174,210

TOTAL	13,112 SF	ZONING	FRNT	194	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	174,200	154,200		
Infl1	AVG		BUILDING	219,900	176,600		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	394,100	330,800		

(B) 8
WDK 6

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 10	2021		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/3/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/3/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,040	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	0.980

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,040		38.08	39,608
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,040	1958	200.50	208,516
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	48		66.21	3,178
ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	2		2,224.10	4,448
FLOOR COVER	5	VINYL	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	255,751
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$219,900