

Key: 4171

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.254

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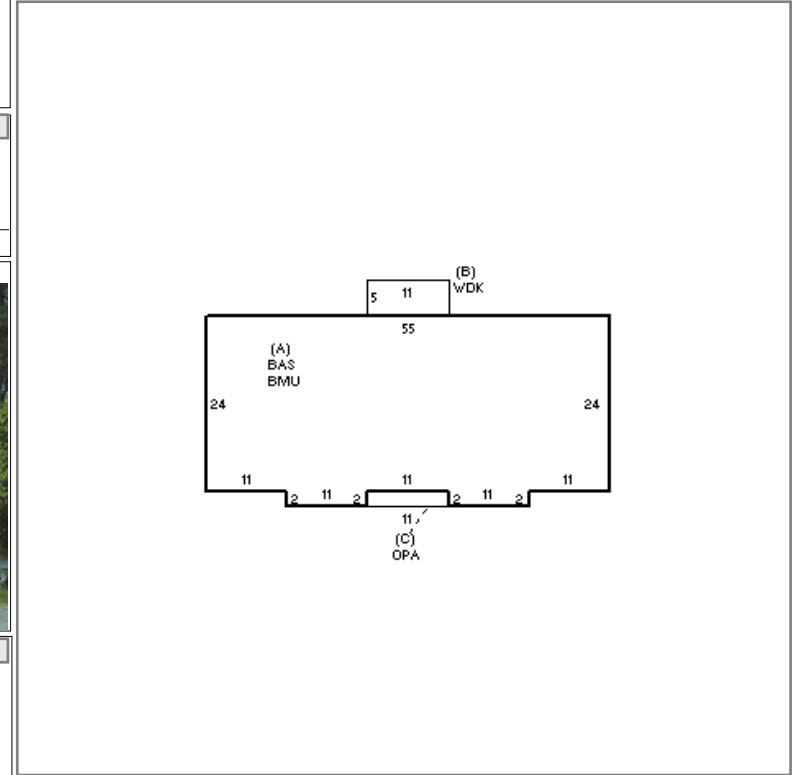
CURRENT OWNER				PARCEL ID				LOCATION				
MCDONALD DAVID 8A PERRY AVE BUZZARDS BAY, MA 02532				20.3-108-0				8-A PERRY AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCDONALD DAVID				09/10/2021	O	399,000	34456-148					
EDWARDS LUCAS A				11/30/2018	QS	306,000	31699-245					
CALITRI PETER A &				11/30/2018	F	10	31699-241					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,120	4	1.00	100	247,485	3.10	A	1.00	PEX	1.05	177,980

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO-FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-381	01/11/2023	3	ALT/RENO	2,000	06/30/2023	TL	100 100
EXB-22-762	11/17/2022	15	INSULATE/WEA	1,200			100 100
B-22-293	11/09/2022	3	ALT/RENO	2,000	06/30/2023	TL	100 100
18706	08/20/2018	3	ALT/RENO	2,500	05/16/2019	RP	100 100
16021	01/12/2016	3	ALT/RENO	4,000	05/16/2019	RP	100 100

TOTAL	10,106 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Direct view of Bourne Pond in rear.			LAND	178,000	157,500	
Infl1	AVG				BUILDING	304,800	244,600	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
						TOTAL	482,800	402,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/16/2019
									



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BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	RP
MODEL	1		RESIDENTIAL	LIST	5/16/2019	EST
STYLE	11	1.05	DUPLEX [100%]	REVIEW	6/30/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,376														
NET AREA	1,364	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,364		34.05	46,440																
\$NLA(RCN)	\$260	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,364	1952	200.34	273,266																
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	55		57.20	3,146																
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	22		101.34	2,230																
				FLOOR COVER	3	W/W CARPET	1.00	F12	O	FPL 1S 2OP	2		8,973.10	17,946																	
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	5		2,269.62	11,348																	
				HEATING/COOLING	1	FORCED AIR	1.00																								
				FUEL SOURCE	2	GAS	1.00																								
				USE	0		1.00																								
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	A	KITCHEN	G	BATHS	G	HEAT	A	ELECT	U
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				EFF.YR/AGE		2005 / 17																									
				COND	14	14 %																									
				FUNC	0																										
				ECON	0																										
				DEPR	14	% GD	86																								
				RCNLD				\$304,800																							