

Key: 4172

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.255

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION				
GUILFOY JOHN P SR ETUX MARIE GUILFOY 6 PERRY AVE BUZZARDS BAY, MA 02532					20.3-109-0					6 PERRY AVE				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
GUILFOY JOHN P SR ETUX					03/17/2017	L	208,000	30357-187						
SELENE FINANCE LP					01/09/2017	F	10	30220-227						
SECRETARY OF HOUSING & UR					10/21/2016	F	1	30022-318						

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	%
990691	11/09/1999	3	ALT/RENO	1,639	11/08/2000	TL	100	100
910385	09/12/1991	3	ALT/RENO	4,000	03/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,000	4	1.00	100	1.00	222,737	2.47	10	0.90	PEX	1.05	164,450

TOTAL	12,981 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N 30% ECONOMIC ADJUSTMENT FOR COMMERCIAL				LAND	164,500	145,600
Infl1	AVG	O INFLUENCE OF				BUILDING	214,900	193,300
N_Index	AVG	T ABUTTING GAS STATION				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	379,400	338,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/29/2016	TL
MODEL	1		RESIDENTIAL	LIST	10/29/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1949	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,428		32.10	45,841
\$NLA(RCN)	\$247	OVERALL	0.990	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,428	1949	184.34	263,244
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	240		70.13	16,832
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CPA	N	CAR PORT	60		11.76	705
				FLOOR COVER	1	HARDWOOD	1.02	D	EPA	N	ENCLOSED PORCH	260		65.55	17,043
				INT. FINISH	1	PLASTER	1.00	+	PTA	N	PATIO	42		15.43	648
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,056.90	8,057	
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	352,371
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	39 39 %
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	\$214,900

