

Key: 4201

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.283

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ZAHNER LINDA L 20 OLD BRIDGE RD BUZZARDS BAY, MA 02532				20.3-127-0				20 OLD BRIDGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ZAHNER LINDA L				12/07/2022	F	1	35527-189/91					
ZAHNER PAUL J ETUX				08/27/2007	QS	265,000	22293-171					
DONAIS RICHARD J &				06/07/1991	QS	110,000	7563-12					

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-21-751	10/14/2021	3	ALT/RENO		08/23/2022	SL	100	100
16176	03/11/2016	3	ALT/RENO	2,000			100	100
09264	06/17/2009	14	SOLAR	18,000			100	100
		3	ALT/RENO	2,000	07/10/2009		100	100

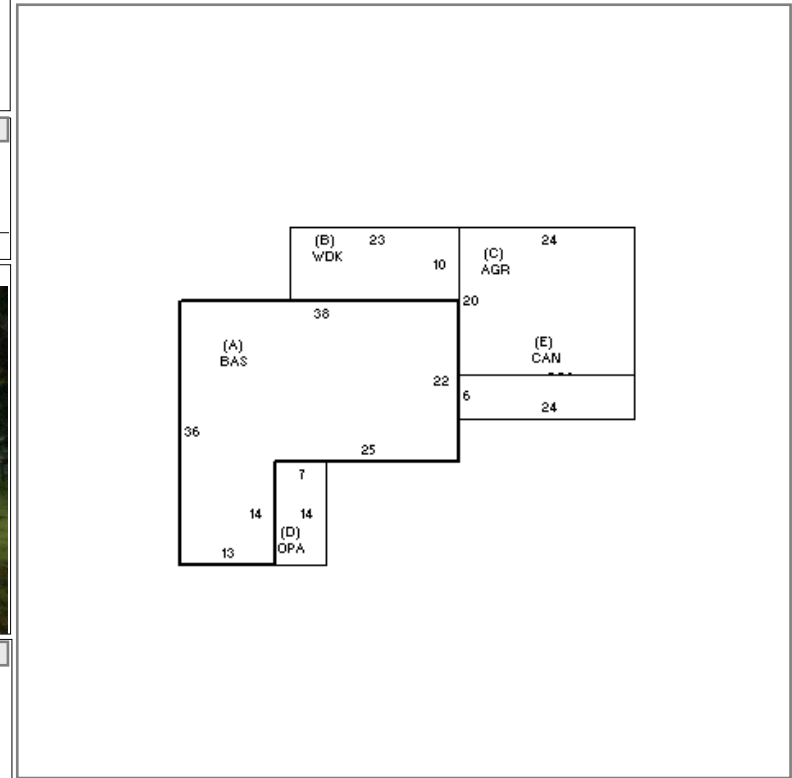
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,750	4	1.00	100	1.00	100	1.00	235,700	1.54	A	1.00	R03	1.00			189,330

TOTAL	22,738 SF	ZONING	1	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	189,300	167,600			
Infl1	AVG		BUILDING	208,400	184,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>397,700</b>	<b>352,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/23/2022

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/23/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/26/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	260,532		
NET AREA	1,018	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	1,018	1951	198.74	202,319	CONDITION ELEM	CD		
\$NLA(RCN)	\$256	OVERALL	1.020	EXT COVER	4	VINYL	1.00	B	WDK	N	WOOD DECK	230		26.81	6,167	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	480		63.99	30,713	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	98		74.40	7,292	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	E	CAN	N	CANOPY	144		12.71	1,830	BATHS	A		
				INT. FINISH	1	PLASTER	1.00		CPC	O	CAPE CELLAR	1		3,909.30	3,909	HEAT	U		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F11	O		FPL 1S 1OP	1		8,301.00	8,301	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$208,400