

Key: 4385

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.468

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KUCHINSKY LORRAINE A 31 LINCOLN AVE BUZZARDS BAY, MA 02532				23.1-4-0				31 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUCHINSKY LORRAINE A				12/22/2015	H	180,000	29352-32				
FLANDERS MARTHA KOIRO TR				02/28/2006	QS	310,000	20774-222				
CRONIN ROBERT J JR				03/08/2004	F	1	18291-252				

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 %
17327	05/05/2017	4	DETACH.STRUC	4,580			100 100
16124	02/24/2016	2	ADDITIONS	80,500	10/14/2016	BC	100 100
16090	02/10/2016	2	ADDITIONS		10/14/2016	BC	100 100
200556	09/08/2000	4	DETACH.STRUC	800	05/09/2001	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500 4		100	1.00	247,485	4.66	A	1.00	R05	1.05	172,010

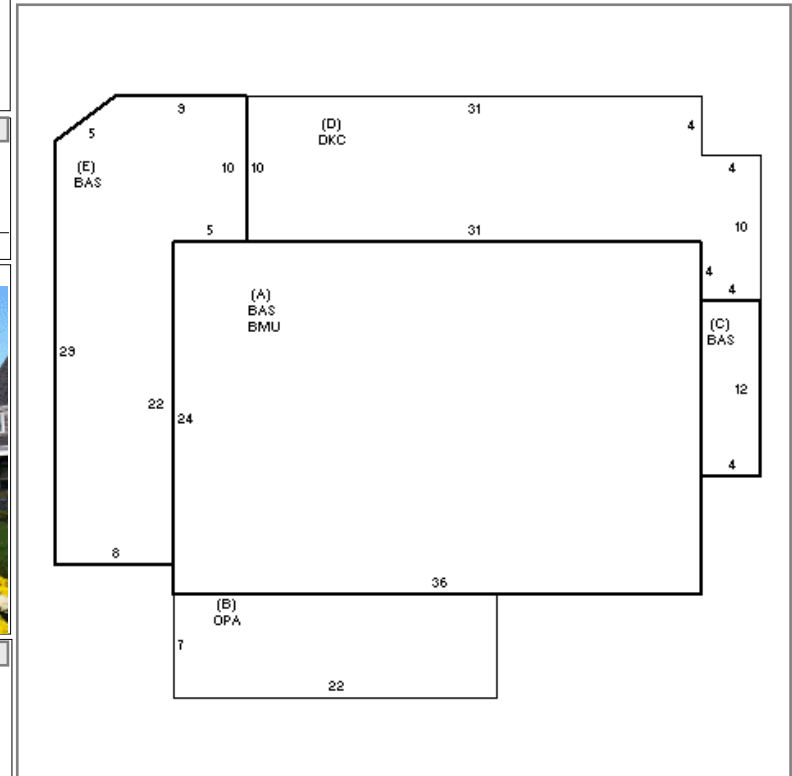
TOTAL	6,490 SF	ZONING	1	FRNT	62	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	172,000	152,200
Infl1	AVG		BUILDING	331,700	293,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	503,700	445,800

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



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2016	BC
MODEL	1		RESIDENTIAL	LIST	10/14/2016	BC
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/19/2016	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	352,897
NET AREA	1,212	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.03	34,585	CONDITION ELEM	CD
\$NLA(RCN)	\$291	OVERALL	1.030	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	154		71.74	11,049	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,212	1905	206.35	250,099	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	DKC	N	DECK-COMPOSITE	350		68.92	24,124	KITCHEN	V
				FLOOR COVER	3	W/W CARPET	1.00		BMF	N	BSMT FINISH	504		48.10	24,240	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,801.50	8,802	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	58	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

EFF. YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$331,700