

Key: 4387

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.470

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PARSONS JOAN I 27 LINCOLN AVE BUZZARDS BAY, MA 02532				23.1-6-0				27 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARSONS JOAN I				06/29/2017	F	10	(213369)				
PARSONS JOAN I				09/15/2014	F	10	(204428)				
PARSONS LOUIS L JR &				10/16/1969	QS		(46937)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13906	12/23/2013	3	ALT/RENO	864	08/24/2022	SL	100	100
12635	09/12/2012	3	ALT/RENO	8,000	01/13/2014		100	100

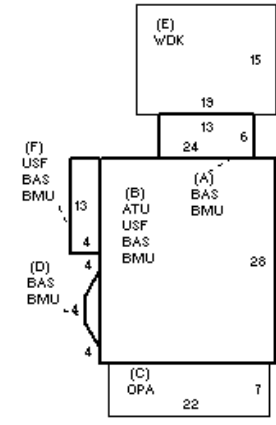
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,055 4		100	1.00	247,485	4.98	A	1.00	R05	1.05	171,280

TOTAL	6,055 SF	ZONING	1	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	171,300	151,600
Infl1	AVG		BUILDING	308,200	272,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	60,600	53,600			
						TOTAL	540,100	477,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/1/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/1/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1910	SIZE ADJ	1.010
NET AREA	1,541	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	817		41.76	34,122
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	817	1910	227.13	185,562
ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	724	1910	124.54	90,165
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	672		47.84	32,146
FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	154		74.86	11,528
INT. FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	285		29.66	8,454
HEATING/COOLING	2	HOT WATER	1.02	F31	O	FPL 3S 1OP		1		11,479.70	11,480
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		1		2,439.60	2,440
USE	0		1.00								

TOTAL RCN	375,896
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$308,200

