

Key: 4397

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.482

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MASCETTA PAULINE M TR OF THE MASCETTA REALTY TR 16 LINCOLN AVE BUZZARDS BAY, MA 02532-0558		23.1-13-0		16 LINCOLN AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MASCETTA PAULINE M TR OF JOHNSON CAROL E TR OF THE		12/03/1999	QS	90,000	12702-341
		06/14/1996	XX		10252-238

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 %
06619	10/02/2006	4	DETACH.STRUC	3,000	12/18/2006	TL	100 100
200053	02/07/2000	3	ALT/RENO	83,000	08/21/2001	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,700 4	1.00	100	1.00	100	1.00	222,737	2.22	10	0.90	R05 1.05	166,970

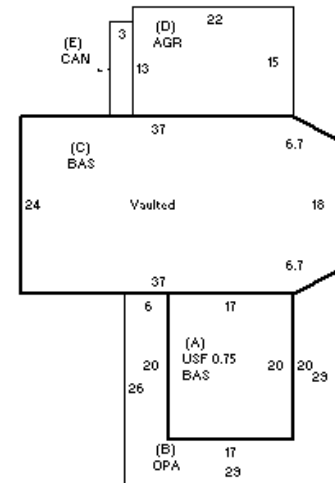
TOTAL	14,680 SF	ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N ALSO OWNS PARCEL 14 WHICH IS UNBUILDABLE O T=NOISE/ABUTS BBAY BYPASS				LAND	167,000	147,800
Infl1	AVG					BUILDING	354,000	316,900
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	521,000	464,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	7 X 10		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/23/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/23/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2000	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	416,412
NET AREA	1,609	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,354	2000	216.44	293,062	CONDITION ELEM CD	
\$NLA(RCN)	\$259	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	255	2000	126.69	32,306	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	423		67.76	28,663	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	AGR	N	ATT GARAGE	330		80.36	26,520	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	E	CAN	N	CANOPY	39		15.71	613	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	480		53.00	25,440	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	4		2,451.90	9,808	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
				EFF.YR/AGE 2004 / 18													
				COND 15 15 %													
				FUNC 0													
				ECON 0													
				DEPR 15 % GD 85													
				RCNLD \$354,000													