

Key: 4399

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.484

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRIFFITH WARREN & ANN GRIFFITH JEFFREY CARLSON 1/2 INT 24 LINCOLN AVE BUZZARDS BAY, MA 02532				23.1-16-0				24 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRIFFITH WARREN & ANN GRI				05/11/2020	F	1	32894-252				
GRIFFITH WARREN S ETUX				05/20/2016	QS	357,500	29667-184				
SCHAAF MICHAEL G ETUX				05/06/2011	QS	297,500	25432-204				

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 %
15343	05/11/2015	3	ALT/RENO		08/23/2022	SL	100 100
13398	06/24/2013	9	DECK	11,000	06/11/2015		100 100
12661	09/19/2012	6	FENCE	1,000	02/23/2015		100 100
12298	05/09/2012	15	INSULATE/WEA	1,200	02/23/2015		100 100

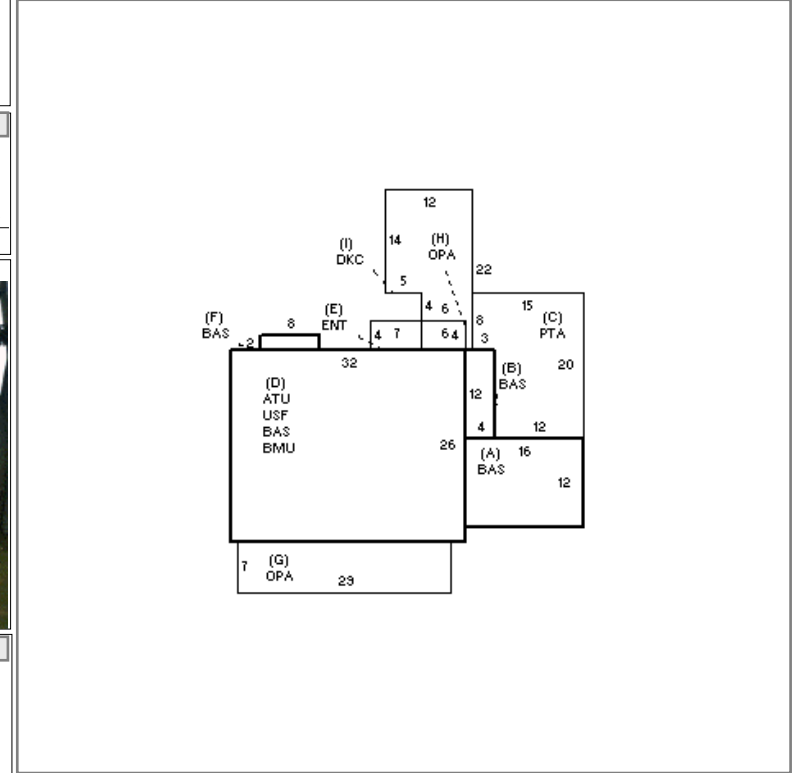
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,979 4	1.00	100	1.00	100	1.00	247,485	2.66	A	1.00	R05 1.05	181,040

TOTAL	11,979 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	181,000	160,200			
Infl1	AVG		BUILDING	377,200	333,800			
N_Index	AVG		DETACHED	14,700	14,000			
			OTHER	0	0			
			TOTAL	572,900	508,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 18 X 30		540	36.34	14,700



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/23/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/23/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.090

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,088	1920	211.34	229,933
C	PTA	N	PATIO	264		14.97	3,952
D	BMU	N	BSMT UNFINISHED	832		40.14	33,400
D	USF	L	UPPER STORY FIN	832	1920	118.51	98,602
D	ATU	N	ATTIC UNF	832		45.52	37,875
E	ENT	N	ENCLOSED ENTRY	28		93.06	2,606
+	OPA	N	OPEN PORCH	227		64.79	14,707
I	DKC	N	DECK-COMPOSITE	200		69.13	13,825
F31	O	O	FPL 3S 1OP	1		11,034.30	11,034
FIX	O	O	XTRA FIXTURES	6		2,344.55	14,067

TOTAL RCN	460,002
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	\$377,200