

Key: 4401

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.486

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CABRAL MICHAEL E TR CABRAL TRUST 28 LINCOLN AVE BUZZARDS BAY, MA 02532		23.1-18-0		28 LINCOLN AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CABRAL MICHAEL E TR		04/03/2014	F	100	28067-86
CABRAL MICHAEL E		12/05/2012	QS	234,000	26917-150
TAYLOR GLENN		05/27/2009	H	1	23739-50

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO-FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13056	01/29/2013	3	ALT/RENO	12,500	05/13/2014	JB	100 100
03663	09/17/2003	9	DECK	19,000	09/07/2004	MJ	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,120 4	1.00	100	1.00	100	1.00	A	1.00	R05	1.05	174,680

TOTAL	8,102 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	174,700	154,600
Infl1	AVG		LAND	275,400	243,700			
N_Index	AVG		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	450,100	398,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/10/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/10/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,837	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,053	1925	205.52	216,411
\$NLA(RCN)	\$220	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	EPA	N	ENCLOSED PORCH	120		88.08	10,569
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	72		57.46	4,137
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	805		39.04	31,426
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	784	1925	116.41	91,265
				INT. FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	272		63.01	17,138
				HEATING/COOLING	2	HOT WATER	1.02	ATU	N	ATTIC UNF	392		45.25	17,738	
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,430.90	9,431	
				USE	0		1.00	FIX	O	XTRA FIXTURES	3		2,280.03	6,840	

TOTAL RCN	404,956	CONDITION ELEM	CD
		EXTERIOR	F
		INTERIOR	F
		KITCHEN	F
		BATHS	F
		HEAT	A
		ELECT	A
EFF.YR/AGE	1987 / 35	COND	32 32 %
		FUNC	0
		ECON	0
		DEPR	32 % GD 68
RCNLD	\$275,400		

