Key: 4405

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,489

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BUSBY DANIEL & ANNE TRS **31 WASHINGTON AVE RLTY TRUST** **1 DEBORAH LANE** **STERLING, MA 01564**	**23.1-20-0**	**31 WASHINGTON AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUSBY DANIEL & ANNE TRS	12/08/2022	F	1	35528-22
BUSBY DANIEL T &	05/10/1991	G	102,000	7526-308
BUSBY	02/27/1991	R	90,000	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

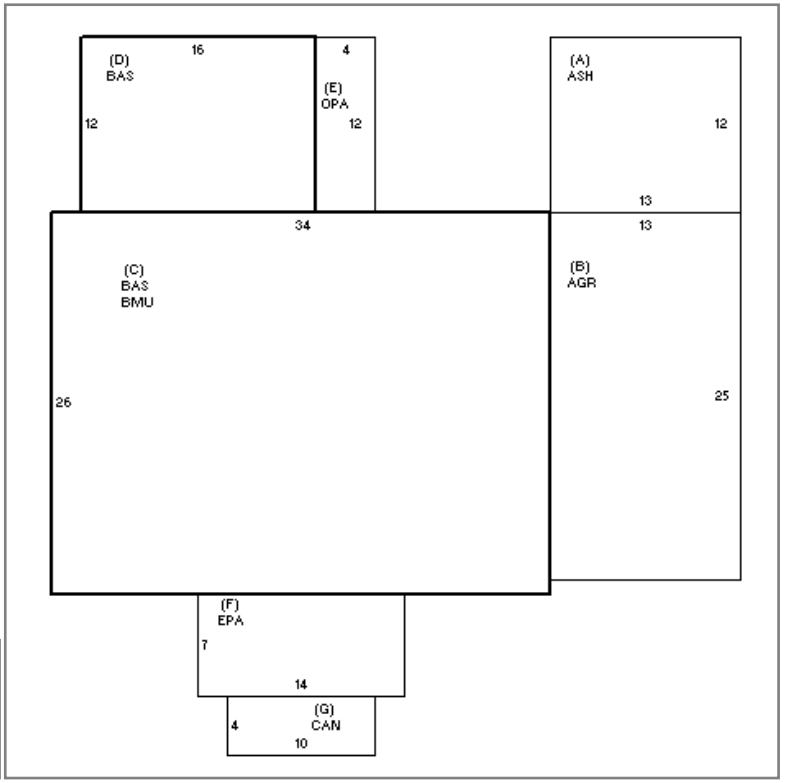
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		04/14/2021	TL	100	100
H323	05/13/2020	3	ALT/RENO		04/14/2021		100	100
20033	01/10/2020	3	ALT/RENO	18,000	04/14/2021		100	100
04682	09/07/2004	3	ALT/RENO	10,000	04/04/2005	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	4 1.00	100 1.00	100 1.00	235,700	4.08	A 1.00	R03 1.00			165,390

TOTAL	7,492 SF	ZONING	1	FRNT	70
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	165,400	146,400
BUILDING	270,700	239,600
DETACHED	0	0
OTHER	0	0
TOTAL	**436,100**	**386,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2021	TL
LIST	4/14/2021	EST
REVIEW	4/14/2021	TL

YEAR BLT	1935	SIZE ADJ	1.015
NET AREA	1,076	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	156		24.22	3,779
B	AGR	N	ATT GARAGE	325		75.09	24,406
C	BMU	N	BSMT UNFINISHED	884		39.23	34,682
+	BAS	L	BASE AREA	1,076	1935	206.54	222,233
E	OPA	N	OPEN PORCH	48		87.66	4,208
F	EPA	N	ENCLOSED PORCH	98		87.62	8,587
G	CAN	N	CANOPY	40		14.69	587
	FIX	O	XTRA FIXTURES	1		2,291.70	2,292

TOTAL RCN	300,772

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$270,700