

Key: 4407

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.491

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CURRENT OWNER				PARCEL ID				LOCATION			
AVILLA JOHN 25 WASHINGTON AVE BUZZARDS BAY, MA 02532-3185				23.1-22-0				25 WASHINGTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AVILLA JOHN				04/17/1998	H	72,500	11367-1				

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	%
10202	04/28/2010	4	DETACH.STRUC	20,000	03/21/2018	BC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,350 4	1.00	100	1.00	100	1.00	235,700	4.15	A	1.00	R03 1.00	165,160

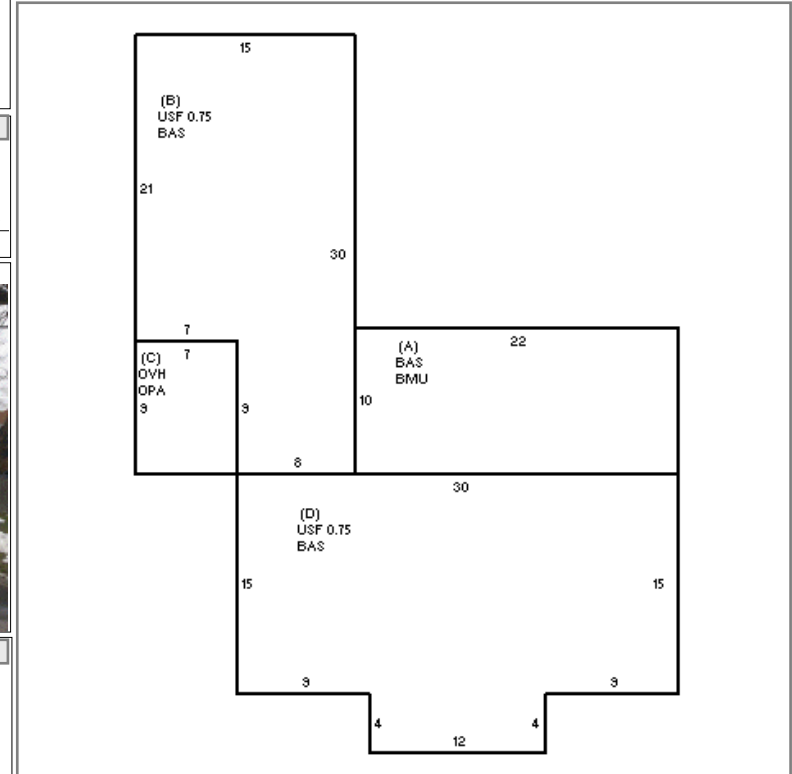
TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	165,200	146,200			
Infl1	AVG		BUILDING	272,000	240,700			
N_Index	AVG		DETACHED	14,200	13,400			
			OTHER	0	0			
			TOTAL	451,400	400,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		280	15.23	2,600
GUL	G	1.20	20 0.80	17 X 21	2010	357	40.56
							11,600



BUILDING	CD	ADJ	DESC	MEASURE	3/21/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/21/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/21/2018	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,856	DETAIL ADJ	1.000
\$NLA(RCN)	\$193	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	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
FOUNDATION	1	PIER	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	BMU	N	BSMT UNFINISHED	220		69.01	15,181
+	BAS	L	BASE AREA	1,105	1900	215.79	238,453
+	USF	L	UPPER STORY FIN	664	1900	122.23	81,161
C	OPA	N	OPEN PORCH	63		86.15	5,427
C	OVH	L	OVERHANG	63	1900	203.57	12,825
	BAY	L	BAYWINDOW	24	1900	203.56	4,886

TOTAL RCN	357,933
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$272,000