Key: 4435

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,520

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AFLAGUE NORBERTO G JR 41 ACADEMY DRIVE BUZZARDS BAY, MA 02532-3403	23.1-57-0	41 ACADEMY DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AFLAGUE NORBERTO G JR	06/17/1988	O	89,000	6311-126

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

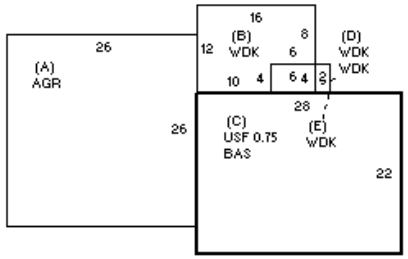
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
950535	10/18/1995	2	ADDITIONS	6,500	02/24/1999	JS	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,030	5 1.00	100 1.00	100 1.00	259,270	2.31	A 1.00	R07 1.10			193,200

TOTAL	14,026 SF	ZONING	1	FRNT	140
Nbhd	TAY PT	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	193,200	194,300
BUILDING	180,600	159,800
DETACHED	0	0
OTHER	0	0
TOTAL	373,800	354,100



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6X8			0.00	

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/18/2021	RP
LIST	8/18/2021	EST
REVIEW	8/18/2021	RP

YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,078	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	676		60.78	41,085
+	WDK	N	WOOD DECK	224		27.07	6,065
C	BAS	L	BASE AREA	616	1945	215.65	132,839
C	USF	L	UPPER STORY FIN	462	1945	115.03	53,146
	FIX	O	XTRA FIXTURES	2		2,226.30	4,453

TOTAL RCN 237,587

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 $180,600