

Key: 4476

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.561

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|------------------------------------------------------------|---|----------|------|------------|---------|------------|--------------|-------------------|-----|----|------------|-----------|
| NEE JAMES F 30 BUTTERMILK WAY BUZZARDS BAY, MA 02532 | | | | 23.1-104-0 | | | | 30 BUTTERMILK WAY | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| NEE JAMES F | | | | 08/10/2021 | QS | 440,000 | 34371-87 | | | | | |
| GRASSO ALLISON J | | | | 08/31/2006 | O | 285,000 | 21316-154 | | | | | |
| BAILEY PAUL R & | | | | | XX | | 05350-00287 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 7,000 | 5 | 1.00 | 100 | 1.00 | 100 | 1.00 | | | | 238,680 |

LAND

| TOTAL | 7,013 SF | ZONING | 1 | FRNT | 70 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | TAY PT | NOTE | | | | LAND | 238,700 | 211,200 |
| Infl1 | AVG | | BUILDING | 217,200 | 192,200 | | | |
| N_Index | AVG | | DETACHED | 4,400 | 4,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 460,300 | 407,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------------|
| SHF | E | 1.90 | 10 0.90 | 10 X 16 | 2014 | 160 | 30.30 4,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/29/2022 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/29/2022 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 4/29/2022 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1950 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 864 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$251 | OVERALL | 0.960 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 4 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 6 | 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 | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 9 | COMPOSITION | 0.98 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 864 | | 35.71 | 30,851 |
| + | BAS | L | BASE AREA | 864 | 1950 | 194.18 | 167,771 |
| C | PTA | N | PATIO | 192 | | 13.82 | 2,654 |
| + | DKC | N | DECK-COMPOSITE | 225 | | 61.48 | 13,833 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,085.70 | 2,086 |

| TOTAL RCN | 217,194 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2021 / 1 |
| COND | 1 1 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 0 % GD 100 |
| RCNLD | \$217,200 |

