Key: 4504

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,589

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROSCOE BRUCE E 46 BUTTERMILK WAY BUZZARDS BAY, MA 02532-3418	23.1-132-0	46 BUTTERMILK WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSCOE BRUCE E	09/11/1997	QS	112,000	10946-277
KUSHNER ROBERT A &	08/08/1994	QS	110,000	N/A-N/A

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

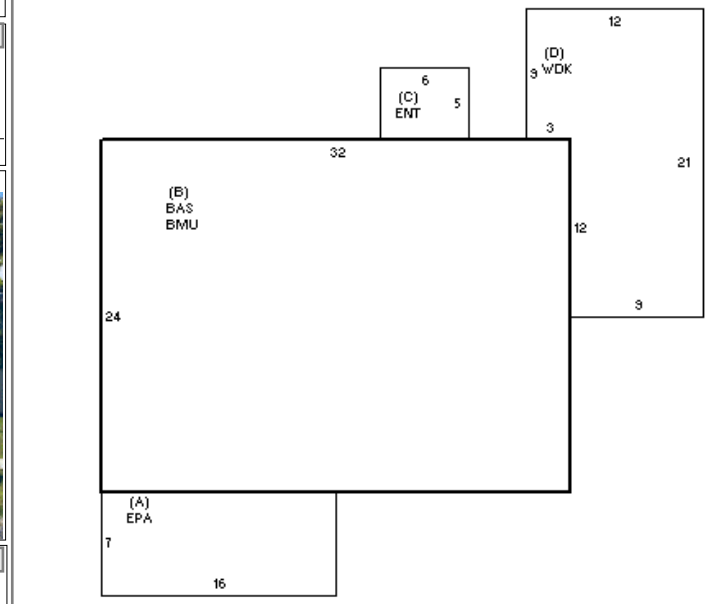
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
930200	05/12/1993	4	DETACH.STRUC	1,200	12/22/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,300	5 1.00	100 1.00	100 1.00	341,765	4.18	A 1.00	BGD 1.45			239,370

TOTAL	7,318 SF	ZONING	1	FRNT	74
Nbhd	TAY PT	NOTE	view of above ground gas tank		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	239,400	211,900
BUILDING	168,200	148,800
DETACHED	0	0
OTHER	0	0
TOTAL	**407,600**	**360,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 10			0.00	

PHOTO 10/21/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/20/2021	TL
LIST	10/20/2021	EST
REVIEW		

YEAR BLT	1948	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
$NLA(RCN)	$288	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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	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	12	OTHER	1.00
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	EPA	N	ENCLOSED PORCH	112		83.07	9,304
B	BMU	N	BSMT UNFINISHED	768		46.48	35,698
B	BAS	L	BASE AREA	768	1948	208.29	159,971
C	ENT	N	ENCLOSED ENTRY	30		85.36	2,561
D	WDK	N	WOOD DECK	216		26.15	5,649
	F11	O	FPL 1S 1OP	1		8,096.60	8,097

TOTAL RCN	221,280

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		$168,200