

Key: **4538**

Town of Bourne - Fiscal Year 2024

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MESCHWITZ STEVEN ETUX ALLISON M MESCHWITZ 49 WILLIAMS AVE HYDE PARK, MA 02136				23.2-16-0				15 BUZZARDS BAY AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MESCHWITZ STEVEN ETUX				06/20/2011	N	125,000	25517-342					
DEDECKO MICHAEL A TR				08/26/2010	F	1	24780-41					
DEDECKO MICHAEL				07/23/2010	S	72,500	24702-329					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,925 4	1.00	100	1.00	100	1.00	A	1.00	R02	1.00	167,630

TOTAL	8,930 SF		ZONING	1	FRNT	85 <th>ASSESSED</th> <th>CURRENT</th> <th>PREVIOUS</th>	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE	LAND	167,600	118,700			
Infl1	AVG			BUILDING	162,100	143,500			
N_Index	AVG			DETACHED	10,200	9,800			
				OTHER	0	0			
						TOTAL	339,900	272,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 16 X 21		336	40.60	10,200
SHF	A	1.00	A 0.75 6 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/17/2018	DB
MODEL	1		RESIDENTIAL	LIST	10/17/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/17/2012	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	1.020
NET AREA	750	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	0.970
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	1	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	4	VINYL	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	750	1932	204.09	153,065
B	CRL	N	BSMT CRAWL	596		25.42	15,149
+	WDK	N	WOOD DECK	378		21.13	7,988

TOTAL RCN	176,202
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$162,100

