

Key: 4541

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.626

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEMELLO CHRISTOPHER ETUX KELLY P DEMELLO 26 BUZZARDS BAY AVENUE BUZZARDS BAY, MA 02532				23.2-19-0				26 BUZZARDS BAY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEMELLO CHRISTOPHER ETUX				08/08/2001	QS	180,000	14120-292				
ALLEN C SUMNER TR OF THE				08/08/2001	F		14120-290				
ALLEN SUMNER C				06/16/1992	XX		08069-0142+				

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	%
07431	07/19/2007	9	DECK	11,650	08/15/2008	DB	100	100
900352	07/10/1990	9	DECK	700	08/27/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,454 4		100	1.00	235,700	2.40	A	1.00	R02	1.00	174,740

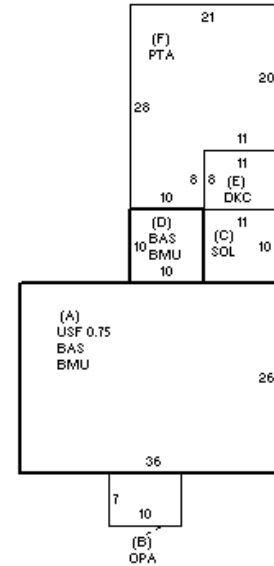
TOTAL	13,460 SF	ZONING	1	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND	174,700	123,700		
Infl1	AVG		BUILDING	306,100	270,900			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
				TOTAL	482,500	396,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	10X18		180	15.95	1,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/28/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/28/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,738	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	1	HARDWOOD	1.02
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
+	BMU	N	BSMT UNFINISHED	1,036		40.88	42,353
+	BAS	L	BASE AREA	1,036	1930	215.21	222,961
A	USF	L	UPPER STORY FIN	702	1930	121.90	85,575
B	OPA	N	OPEN PORCH	70		85.92	6,015
C	SOL	N	SOLARIUM	110		115.14	12,665
E	DKC	N	DECK-COMPOSITE	88		70.39	6,194
F	PTA	N	PATIO	500		15.24	7,622
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	4		2,387.38	9,550

TOTAL RCN	402,810
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	\$306,100