

Key: 4542

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.627

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HONEN NICOLE K & DANIEL FALINE 24 BUZZARDS BAY AVE BUZZARDS BAY, MA 02532				23.2-20-0				24 BUZZARDS BAY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HONEN NICOLE K & HONEN NICOLE K				01/16/2007	F	1 21697-108					
HONEN CHRISTOPHER W &				11/27/2006	H	100 21554-162					
				07/16/2001	QS	184,000 14039-18					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-276	08/01/2021	9	DECK	10,000	08/04/2022	SL	100	100
B-20-34	04/21/2020	3	ALT/RENO	15,000	03/24/2021	RP	100	100
15007	01/07/2015	3	ALT/RENO	10,500	04/08/2015		100	100
07638	10/16/2007	3	ALT/RENO	5,866	11/21/2008	JB	100	100
02337	05/29/2002	3	ALT/RENO	10,000	01/23/2004	TL	100	100

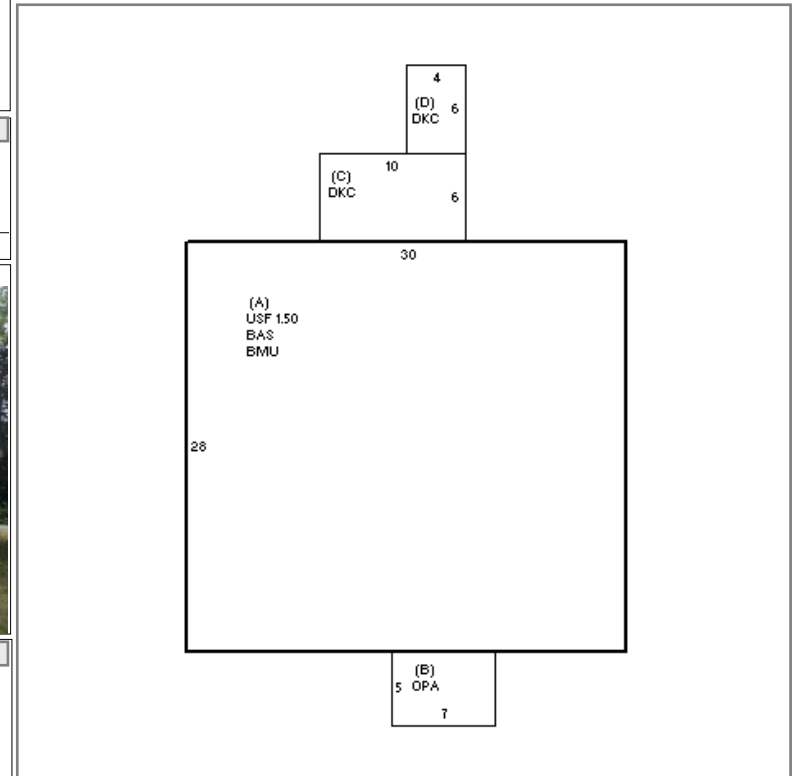
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	6,951	4	1.00	100	1.00	100	1.00	235,700	4.37	A	1.00	R02	1.00				164,530

TOTAL	6,970 SF	ZONING	1	FRNT	66	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	164,500	116,500
Infl1	AVG		LAND	295,600	261,500			
N_Index	AVG		DETACHED	8,800	8,400			
			OTHER	0	0			
						TOTAL	468,900	386,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	F 0.60 18 X 20		360	40.60	8,800



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/4/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1938	SIZE ADJ	1.005
NET AREA	2,100	DETAIL ADJ	1.000
\$NLA(RCN)	\$172	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		9	1.00
BEDROOMS		4	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		2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
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
A	BMU	N	BSMT UNFINISHED	840		38.11	32,016
A	BAS	L	BASE AREA	840	1938	207.27	174,105
A	USF	L	UPPER STORY FIN	1,260	1938	108.67	136,921
B	OPA	N	OPEN PORCH	35		85.17	2,981
+	DKC	N	DECK-COMPOSITE	84		65.62	5,512
	FIX	O	XTRA FIXTURES	4		2,225.75	8,903

TOTAL RCN	360,438
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$295,600