

Key: 4543

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.628

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MIHALOVICH LEONARD L JR 34 SETTLERS WAY BOURNE, MA 02532				23.2-21-0				20 BUZZARDS BAY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MIHALOVICH LEONARD L JR				12/21/2012	F		26973-99				
SAVAGE ELLEN M &				06/22/2011	F	1	25522-26				
SAVAGE ELLEN M &					XX		05482-00046				

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 %
EXB-21-430	06/23/2021	3	ALT/RENO	800	05/10/2022	TL	100 100
EXB-21-299	04/28/2021	3	ALT/RENO	300	05/10/2022	TL	100 100
191047	11/06/2019	3	ALT/RENO	8,800	04/22/2021		100 100
17977	12/05/2017	3	ALT/RENO	3,125			100 100
16440	06/03/2016	3	ALT/RENO	7,250	06/03/2016		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,902 4	1.00	100	1.00	100	1.00	235,700	2.33	A	1.00	R02 1.00	175,440

TOTAL	13,896 SF	ZONING	1	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	175,400	124,200
Infl1	AVG		BUILDING	297,500	263,300			
N_Index	AVG		DETACHED	6,800	6,500			
			OTHER	0	0			
						TOTAL	479,700	394,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 F	0.60 10 X 19		190	53.31	6,100
SHF	L	0.90 P	0.40 8 X 15		120	14.78	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2022	TL
MODEL	1		RESIDENTIAL	LIST	5/10/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1933	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,682	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,016		39.04	39,664
\$NLA(RCN)	\$206	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,016	1933	205.52	208,807
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	666	1933	116.41	77,529
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	64		57.46	3,678
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,430.90	9,431
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,280.03	6,840
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	345,947	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	U
		EFF.YR/AGE	2005 / 17
		COND	14 14 %
		FUNC	0
		ECON	0
		DEPR	14 % GD 86
		RCNLD	\$297,500

24

(A)
USF 0.75
BAS
BMU

37

(C) 8
WDK

(B)
BAS
BMU

8

16