

Key: 4554

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.639

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROY BRIAN J 12 WASHINGTON AVE BUZZARDS BAY, MA 02532				23.2-34-0				12 WASHINGTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROY BRIAN J				11/04/2019	L	188,255	32439-185				
SECRETARY HOUSING& URBAN				01/28/2019	B	10	31803-38				
US BANK NATIONAL ASSOCIAT				12/06/2018	L	195,160	31709-202				

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-21-357	05/19/2021	15	INSULATE/WEA	1,359			100	100
EXB-21-62	01/29/2021	15	INSULATE/WEA	5,122			100	100
08274	06/04/2008	3	ALT/RENO	1,500			100	100
04795	10/27/2004	9	DECK	1,200	08/09/2005	TL	100	100

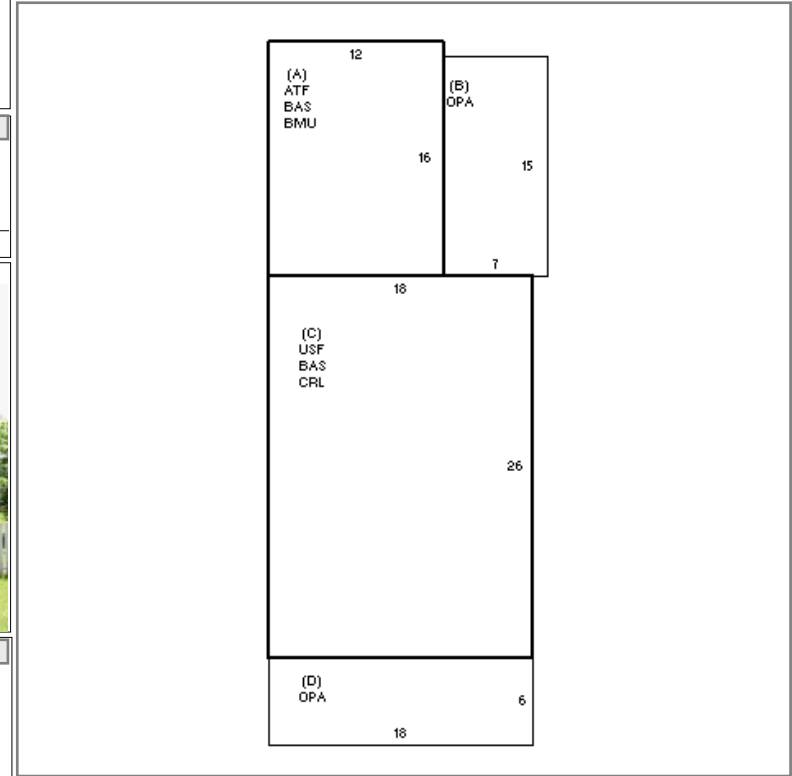
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,300 4	1.00	100	1.00	100	1.00	235,700	4.80	A	1.00	R03 1.00	163,510

TOTAL	6,316 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	163,500	144,700
Infl1	AVG		BUILDING	194,400	172,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	357,900	316,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/28/2020	RP
MODEL	1		RESIDENTIAL	LIST	8/28/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/28/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,128	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.040

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	5	MANSARD	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	192		64.80	12,441
+	BAS	L	BASE AREA	660	1900	217.74	143,709
A	ATF	N	ATTIC FINISH	192		65.53	12,582
+	OPA	N	OPEN PORCH	213		62.13	13,233
C	CRL	N	BSMT CRAWL	468		27.12	12,690
C	USF	L	UPPER STORY FIN	468	1900	116.15	54,358
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744

TOTAL RCN	255,758
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$194,400