

Key: 4561

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.646

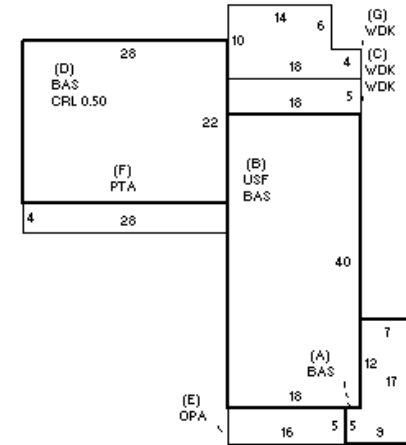
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| CURRENT OWNER  |   |          |      | PARCEL ID  |         |            |              | LOCATION         |      |     |            |           |
|--|---|----------|------|------------|---------|------------|--------------|------------------|------|-----|------------|-----------|
| JOY RICHARD W<br>12 CRANBERRY RD<br>BUZZARDS BAY, MA 02532 |   |          |      | 23.2-41-0  |         |            |              | 4 WASHINGTON AVE |      |     |            |           |
| TRANSFER HISTORY   |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert) |                  |      |     |            |           |
| JOY RICHARD W  |   |          |      | 12/16/2015 | L       | 122,000    | 29339-298    |                  |      |     |            |           |
| FEDERAL HOME LOAN MORT CO                                  |   |          |      | 03/10/2015 | L       | 120,629    | 28728-138    |                  |      |     |            |           |
| SEMPL BARBARA A &  |   |          |      | 01/17/1995 | A       | 150,000    | 10141-103    |                  |      |     |            |           |
| CD   | T | AC/SF/UN | Nbhd | Infl1      | N Index | ADJ BASE   | SAF          | Topo             | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100  | S | 7,350 4  | 1.00 | 100        | 1.00    | 100        | 1.00         | A                | 1.00 | R03 | 1.00       | 165,160   |

| 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    | %   |
| 16403  | 05/18/2016 | 3           | ALT/RENO | 32,000 | 06/20/2016 | TL  | 100    | 100 |
| 16162  | 03/07/2016 | 3           | ALT/RENO | 32,500 | 06/20/2016 | TL  | 100    | 100 |
| 151193 | 12/23/2015 | 3           | ALT/RENO | 23,000 | 06/20/2016 | TL  | 100    | 100 |
| 06730  | 11/14/2006 | 3           | ALT/RENO | 1,603  | 06/01/2007 | SM  | 100    | 100 |
| 900233 | 05/17/1990 | 9           | DECK     | 1,200  | 11/09/1994 | DMB | 100    | 100 |

| TOTAL   | 7,362 SF | ZONING | FRNT         | 70             | ASSESSED       | CURRENT | PREVIOUS |
|---------|----------|--------|--------------|----------------|----------------|---------|----------|
| Nbhd    | BBAY     | NOTE   | LAND         | 165,200        | 146,200        |         |          |
| Infl1   | AVG      |        | BUILDING     | 323,100        | 286,000        |         |          |
| N_Index | AVG      |        | DETACHED     | 0              | 0              |         |          |
|         |          |        | OTHER        | 0              | 0              |         |          |
|         |          |        | <b>TOTAL</b> | <b>488,300</b> | <b>432,200</b> |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

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| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/20/2016 | TL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/20/2016 | TL |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 4/8/2018  | KT |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

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| YEAR BLT   | 1860  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 394,070 |           |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|-----------|
| NET AREA   | 2,185 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA       | 1,465 | 1860 | 188.06    | 275,507 |           |         |           |
| \$NLA(RCN) | \$180 | OVERALL    | 1.020 | EXT COVER       | 4  | VINYL          | 1.00 | B | USF | L | UPPER STORY FIN | 720   | 1860 | 111.46    | 80,253  |           |         |           |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | WDK | N | WOOD DECK       | 336   |      | 21.90     | 7,357   |           |         |           |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | D | CRL | N | BSMT CRAWL      | 308   |      | 35.12     | 10,817  |           |         |           |
|            |       |            |       | FLOOR COVER     | 5  | VINYL          | 1.00 | E | OPA | N | OPEN PORCH      | 80    |      | 73.67     | 5,893   |           |         |           |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | F | PTA | N | PATIO           | 112   |      | 14.64     | 1,640   |           |         |           |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | CPC | O | CAPE CELLAR     | 1     |      | 3,870.80  | 3,871   |           |         |           |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | FIX | O | XTRA FIXTURES   | 4     |      | 2,182.95  | 8,732   |           |         |           |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | CONDN     | 18      | 18 %      |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC      | 0       |           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON      | 0       |           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR      | 18      | % GD 82   |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD     |         | \$323,100 |