

Key: 4571

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.658

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | | | | | | | | | |
|---|---|----------|------|------------|---------|------------|--------------|--------------------|------|----|------------|-----------|------|--|--|--|--|--|--|--|--|--|---------|
| HUSSON DAVID F & LAURA B TRS DALA REALTY TRUST 8 BUZZARDS BAY AVE BUZZARDS BAY, MA 02532 | | | | 23.2-51-0 | | | | 8 BUZZARDS BAY AVE | | | | | | | | | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | | | | | | | | | |
| HUSSON DAVID F & LAURA B | | | | 05/03/2021 | F | 1 | 34074-166 | | | | | | | | | | | | | | | | |
| HUSSON DAVID F ETUX | | | | 04/30/2015 | QS | 280,000 | 28835-156 | | | | | | | | | | | | | | | | |
| SMITH BARBARA PORRO | | | | 05/22/2002 | F | 100 | 15182-306 | | | | | | | | | | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | | |
| 100 | S | 14,566 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 2.24 | A | 1.00 | R02 | 1.00 | | | | | | | | | | 176,480 |

| TOTAL | 14,549 SF | ZONING | 1 | FRNT | 80 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BBAY | NOTE | | | LAND | 176,500 | 125,000 | |
| Infl1 | AVG | | BUILDING | 401,900 | 355,600 | | | |
| N_Index | AVG | | DETACHED | 12,200 | 11,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 590,600 | 492,200 | |

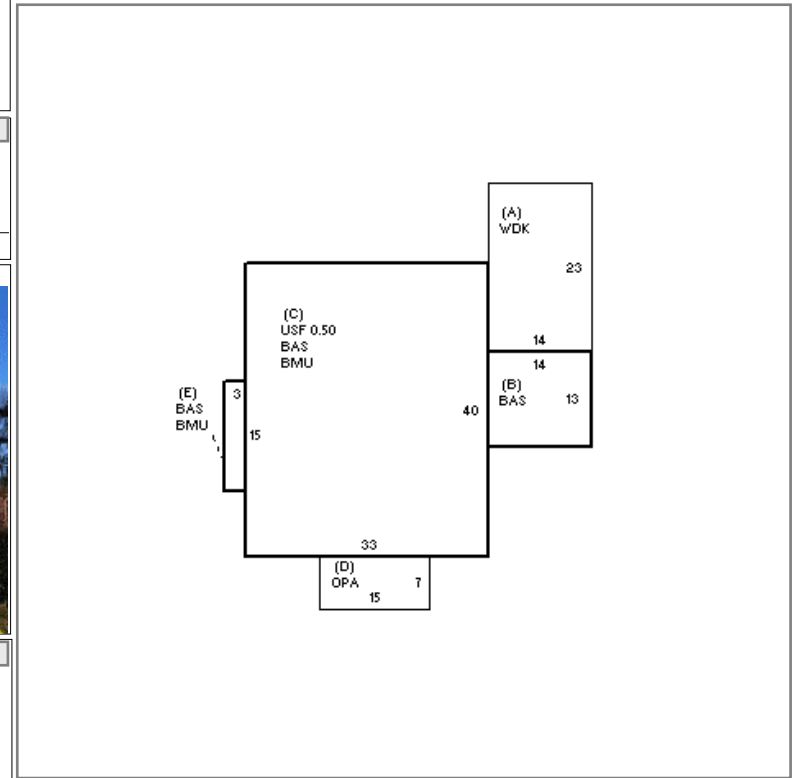
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|--------|
| DGF | A | 1.00 10 0.90 | 12 X 24 | | 288 | 46.93 | 12,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/15/2015 | TL |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/15/2015 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 12/21/2016 | TL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1940 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 508,709 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,207 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | WDK | N | WOOD DECK | 322 | | 25.02 | 8,056 | | |
| \$NLA(RCN) | \$231 | OVERALL | 1.110 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,547 | 1940 | 214.89 | 332,427 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,365 | | 37.42 | 51,078 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | USF | L | UPPER STORY FIN | 660 | 2002 | 127.36 | 84,059 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | OPA | N | OPEN PORCH | 105 | | 80.36 | 8,438 | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | | FIX | O | XTRA FIXTURES | 7 | | 2,494.43 | 17,461 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | HTB | O | HOT TUB | 1 | | 7,188.40 | 7,188 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| 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 | % |
| 02740 | 11/04/2002 | 2 | ADDITIONS | 48,400 | 06/24/2004 | JS | 100 | 100 |
| | | 13 | OTHER | | | | 100 | 100 |



| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1.5 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 12 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1998 / 24 |
|------------|------------|
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |

| RCNLD | \$401,900 |
|-------|-----------|
|-------|-----------|