

Key: 4574

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.661

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRITTO DAMIEN N 12 FRANKLIN AVE BUZZARDS BAY, MA 02532				23.2-54-0				12 FRANKLIN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRITTO DAMIEN N				05/05/2017	QS	211,250	30467-138				
CARVEIRO DAMION J				11/05/2010	QS	159,000	24975-88				
GAFFNEY HILARY H F				08/25/2008	S	143,500	23118-278				

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	%
10688	11/17/2010	4	DETACH.STRUC	700	04/07/2011	TL	100	100

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	235,700	4.15	A	1.00	R02	1.00	165,160

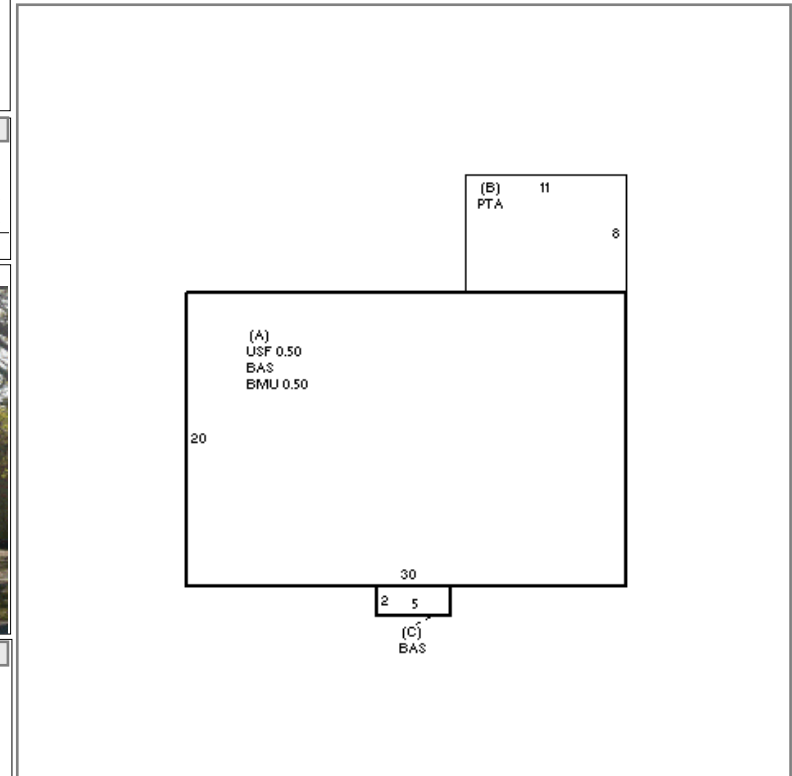
TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	Abutts B.Bay Water District; office building; apartments & by-pass			LAND	165,200	116,900
Infl1	AVG		BUILDING	152,000	134,500			
N_Index	AVG		OTHER	0	0			
						TOTAL	317,200	251,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/6/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	910	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	300		67.00	20,099
\$NLA(RCN)	\$214	OVERALL	1.070	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	600	1955	225.13	135,076
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	300	1955	120.09	36,027
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	88		15.89	1,398
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	10	2015	225.16	2,252
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	194.852
STORIES	1.5	1.00	CONDITION ELEM CD	
ROOMS	5	1.00	EXTERIOR	A
BEDROOMS	2	1.00	INTERIOR	A
BATHROOMS	1	1.00	KITCHEN	G
FIXTURES	5	1.00	BATHS	A
GARAGE CAPACITY	0	1.00	HEAT	A
% BSMT FINISH	0	1.00	ELECT	A
# OF HALF BATHS	0	1.00	EFF.YR/AGE 1997 / 25	
# OF UNITS	1	1.00	COND	22 22 %
			FUNC	0
			ECON	0
			DEPR	22 % GD 78
			RCNLD	\$152,000