

Key: 4620

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.710

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION			
LEACH GREGORY & KARYN CHAUVIN C/O VU CALVIN H & 7-9 ST MARGARETS ST BUZZARDS BAY, MA 02532		23.2-97-0		7-9 ST MARGARETS ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
VU CALVIN H & LEACH GREGORY & KARYN CHA		04/25/2023	O	750,000	35749-1		
JOHNSON CHARLES W & GREGO		05/15/2020	U	375,000	32908-230		
		10/29/2012	S	255,000	26803-143		

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1110	100	APT - 4 TO 8 UNITS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
E-23-646	09/13/2023	3	ALT/RENO	17,500			0 0
PL-23-207	07/31/2023	3	ALT/RENO	13,000			0 0
B-23-149	06/05/2023	3	ALT/RENO	80,000			0 0
18182	03/08/2018	3	ALT/RENO	500	03/04/2019	RP	100 100
14900	10/24/2014	14	SOLAR	30,000	03/04/2019	RP	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	4 APT	1.00	100	1.00	100	1.00					206,080

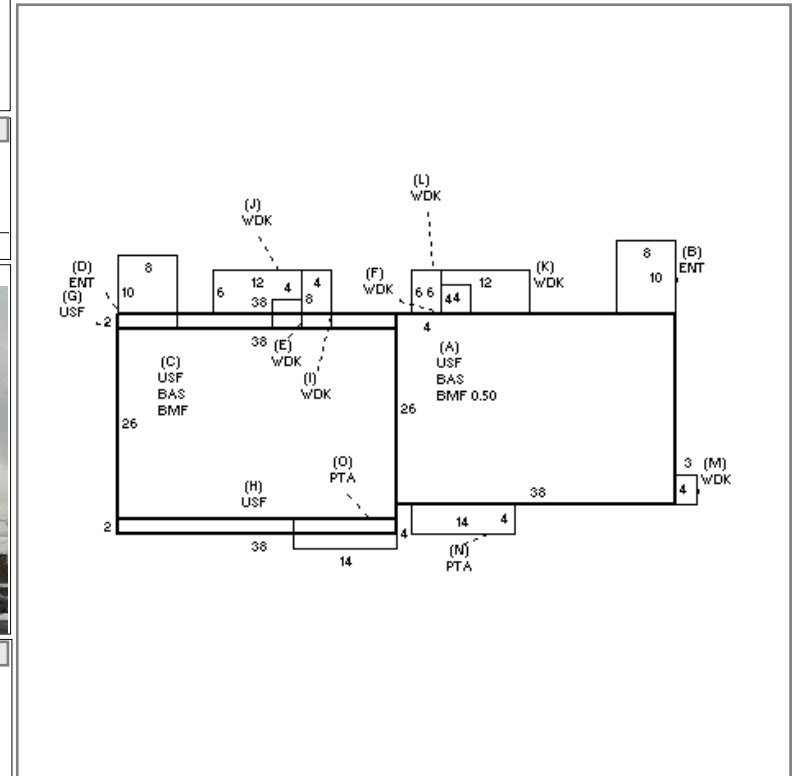
TOTAL	8,407 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	NOTE	LAND	206,100	168,600		
Inf1	AVG		BUILDING	343,200	309,600		
N_Index	AVG		DETACHED	0	3,400		
			OTHER	0	0		
		TOTAL		549,300	481,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	RP
MODEL	1		RESIDENTIAL	LIST	3/8/2023	RP
STYLE	11	1.05	DUPLEX [100%]	REVIEW	3/8/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1972	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	647,495
NET AREA	4,104	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMF	N	BSMT FINISH	494		46.67	23,057		
\$NLA(RCN)	\$158	OVERALL	1.030	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,976	1972	188.68	372,827		
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	80		64.00	5,120		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	988		36.97	36,531		
				FLOOR COVER	3	W/W CARPET	1.00	D	ENT	N	ENCLOSED ENTRY	80		64.00	5,120		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	244		27.59	6,732		
				HEATING/COOLING	5	ELECTRIC BB	0.98	+	USF	L	UPPER STORY FIN	2,128	1972	92.30	196,405		
				FUEL SOURCE	3	ELECTRIC	1.00	+	PTA	N	PATIO	112		15.22	1,704		
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	O

EFF.YR/AGE	1972 / 50
COND	47 47 %
FUNC	0 uc
ECON	0
DEPR	47 % GD 53
RCNLD	\$343,200