

Key: 4676

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.770

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CONNIFF JENNIFER R 32 HOLT RD BUZZARDS BAY, MA 02532				23.2-150-0				32 HOLT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CONNIFF JENNIFER R				05/09/2005	QS	239,000	19806-166					
MCDONALD DWAYNE &				12/17/2001	F		14583-241					
MCDONALD DWAYNE				01/10/2000	QS	114,900	12774-174					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000 4		1.00 100	1.00 100	235,700	3.84	A	1.00	R02	1.00	166,180

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-20-384	10/21/2020	10	WOODSTOVE	2,500			100	100
17680	08/28/2017	3	ALT/RENO	7,500			100	100
990360	06/21/1999	3	ALT/RENO	16,500	12/08/1999	MS	100	100
		3	ALT/RENO				100	100

LAND

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	166,200	117,700
Infl1	AVG		LAND	181,300	160,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	347,500	278,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	TL
MODEL	1		RESIDENTIAL	LIST	12/28/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/28/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	818	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	545		48.83	26,612
A	BAS	L	BASE AREA	545	1920	230.34	125,536
A	USF	L	UPPER STORY FIN	273	1920	116.72	31,865
B	ENT	N	ENCLOSED ENTRY	20		121.15	2,423
+	WDK	N	WOOD DECK	57		56.93	3,245
	FIX	O	XTRA FIXTURES	3		2,259.17	6,778
	KIT	O	EXTRA KITCHEN	1		5,328.40	5,328
	MST	O	MAS/METAL STACK	1		4,233.70	4,234

TOTAL RCN	206.021
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$181,300

