

Key: 4833

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.950

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MATSON BRIAN F 24 OLD MONUMENT NECK RD BUZZARDS BAY, MA 02532				23.4-27-0				24 OLD MONUMENT NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MATSON BRIAN F				06/17/2005	A	27,725	19947-33/35				
MATSON KATHLEEN & WIXON ROBERT A &				06/17/2005	F		N/A-N/A				
				05/28/1997	XX		10769-73				

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	%
		3	ALT/RENO		05/15/2023	SL	100	100

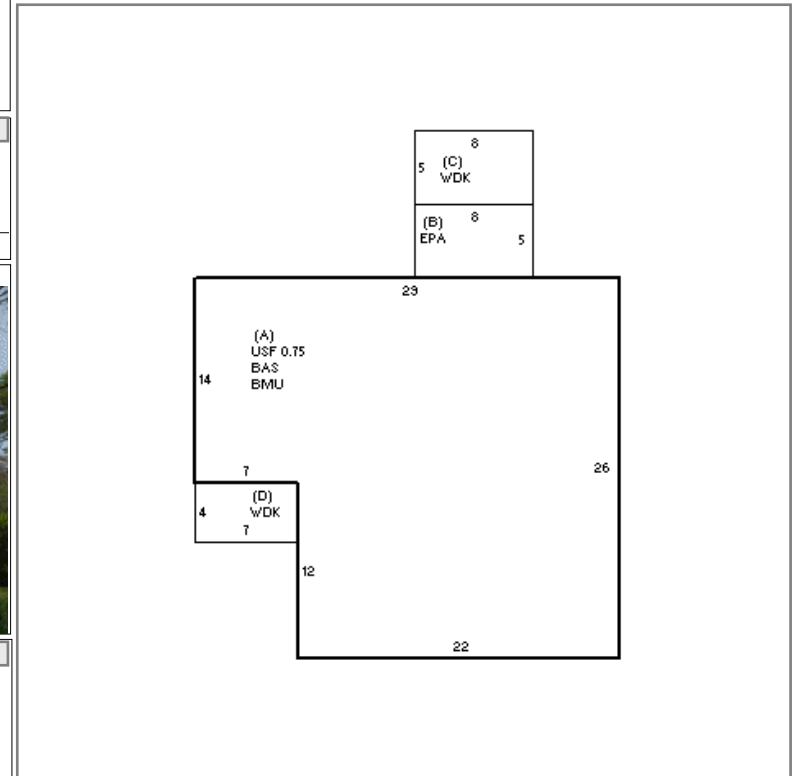
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,140	6	1.00	100	212,130	2.63	A	1.00	R04	0.90	155,410

TOTAL	12,153 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	155,400	152,800			
Infl1	AVG		BUILDING	208,700	167,400			
N_Index	AVG		DETACHED	8,000	5,500			
			OTHER	0	0			
			TOTAL	372,100	325,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	10 X 20	200	53.31	5,300
SHF	A	1.00	50 0.50	10 X 36	360	14.76	2,700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/15/2023	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/15/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.015
NET AREA	1,173	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.240
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	4		1.00
BATHROOMS	1		1.00
FIXTURES	7		1.00
GARAGE CAPACITY	1		1.00
% BSMT FINISH	0		1.00
# OF HALF BATHS	1		1.00
# OF UNITS	1		1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	670		57.94	38,817
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	670	1890	259.62	173,942
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	503	1890	138.49	69,659
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	EPA	N	ENCLOSED PORCH	40		144.24	5,769
FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	68		67.54	4,593
INT. FINISH	3	WOOD PANEL	0.98		FIX	O	XTRA FIXTURES	2		2,680.20	5,360
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	298,140
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1989 / 33
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$208,700