

Key: 4942

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.068

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROYCROFT CARL B & MARY L ROYCROFT 30 SUNSET LN BUZZARDS BAY, MA 02532-3452				24.1-33-0				30 SUNSET LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROYCROFT CARL B & HALLSTROM CHARLES W ET UX				03/30/2001	QS	370,000	13680-214				
				07/07/1995	XX		9744-132				

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	%
03316	05/28/2003	9	DECK	5,900	06/24/2004	JS	100	100
02009	01/08/2002	3	ALT/RENO	4,400	09/18/2002	TL	100	100
960310	07/08/1996	2	ADDITIONS	29,000	04/17/1997	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,760 4	1.00	100	1.00	100	1.00	589,250	4.49	A	1.00	CEX 2.50	410,580

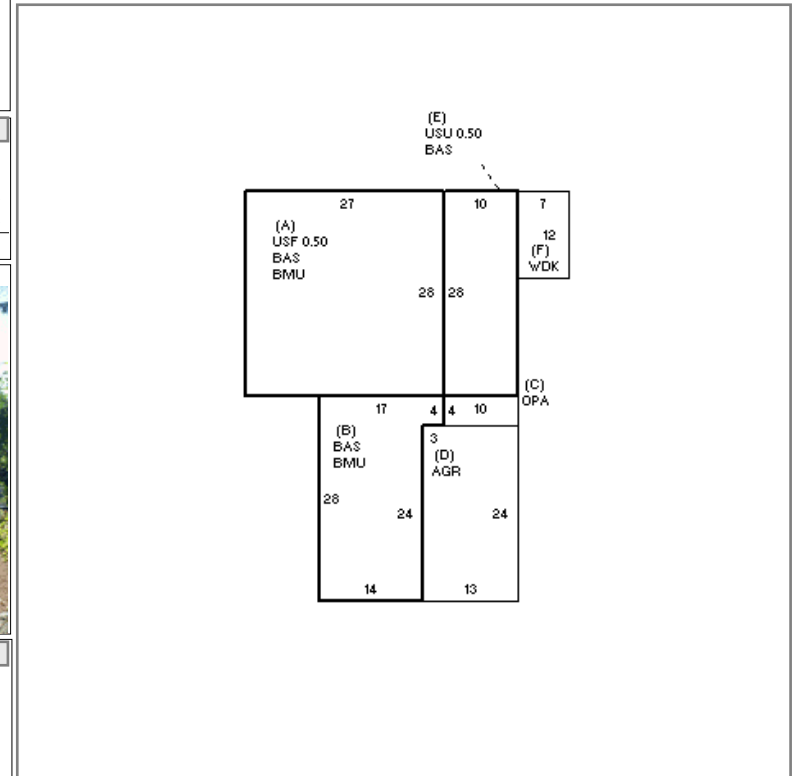
TOTAL	6,752 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E CANAL VIEW	LAND	410,600	363,400			
Infl1	AVG		BUILDING	353,300	312,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				763,900	676,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/16/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/16/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1944	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,931
NET AREA	1,818	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,160		42.54	49,344		
\$NLA(RCN)	\$256	OVERALL	1.100	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	378	1944	128.36	48,519		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	40		95.05	3,802		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	AGR	N	ATT GARAGE	312		81.42	25,404		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,440	1944	214.01	308,172		
				INT. FINISH	2	DRYWALL	1.00	E	USU	N	UPPER STORY UNF	140		54.64	7,649		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	WDK	N	WOOD DECK	84		51.33	4,312		
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		10,276.10	10,276			
				USE	0		1.00	FIX	O	XTRA FIXTURES	3		2,484.37	7,453			



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$353,300	