

Key: 4949

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.075

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
ABORN JONATHAN E & NANCY L TRS ABORN TRUSTS 1/2 INT EA 28 OLD BRIDGE RD BUZZARDS BAY, MA 02532								24.1-40-0				28 OLD BRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
ABORN JONATHAN E & NANCY				02/25/2021	F	10	33829-239								
ABORN JONATHAN E & NANCY				11/22/2000	F	1	13381-187								
ABORN JONATHAN E &					XX		02920-0025								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	15,280	4	1.00	100	1.00	100	1.00				177,600			

TOTAL	15,290 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	BBAY	NOTE						LAND	177,600	157,200
Infl1	AVG		BUILDING	295,600	261,600					
N_Index	AVG		DETACHED	34,800	33,100					
			OTHER	0	0					
			TOTAL	508,000	451,900					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	10 0.90	28 X 28	1996	784	49.32	34,800
OSH	A	1.00	50 0.50	4 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/25/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/25/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	1.010
NET AREA	1,917	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	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	+	BAS	L	BASE AREA	965	1905	201.25	194,209
EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	210		27.73	5,823
ROOF SHAPE	2	HIP	1.02	C	BMU	N	BSMT UNFINISHED	664		49.28	32,723
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	664	1905	116.41	77,296
FLOOR COVER	23	SOFTWOOD-W/W	1.00	E	CAN	N	CANOPY	30		14.60	438
INT. FINISH	1	PLASTER	1.00	F	BAS	L	BASE AREA	288	2002	201.25	57,961
HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 1OP	1		8,584.10	8,584
FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	3		2,280.03	6,840
USE	0		1.00								

TOTAL RCN	383,874
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$295,600

