Key: 54

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 52

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOUZAN PAUL & ANNMARIE TRS AMP BOUZAN FAMILY TRUST 26 OAK BLUFF RD SAGAMORE BEACH, MA 02562	1.4-38-0	26 OAKBLUFF RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOUZAN PAUL & ANNMARIE TR	03/23/2022	F	1	34994-321
BOUZAN PAUL & ANNMARIE	11/30/2018	O	475,000	31696-50
FINK THOMAS C TR	04/29/2013	F	10	27330-152

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-21-605	08/31/2021	15	INSULATE/WEA	2,000			100	100
191053	11/12/2019	1	NEW CONSTRUC	460,000	07/02/2020	TL	100	100
19866	09/16/2019	5	DEMOLITIONS	25,000	02/25/2020	TL	100	100
19043	01/28/2019	4	DETACH.STRUC	17,000			100	100
		12	CYCLICAL		11/02/2017	TL	100	100

LAND

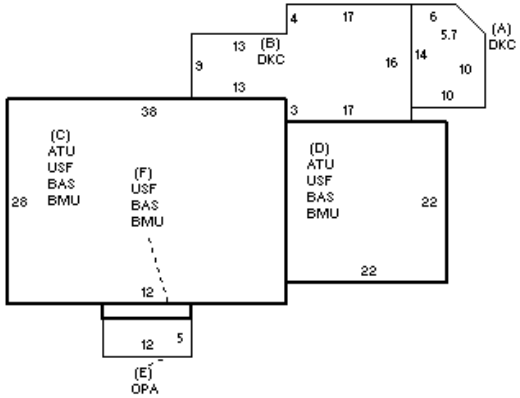
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	15,000	1	1.00	100	1.00	100	1.00	259,270	2.18	A	1.00	R04	1.10			194,880
300	A	0.726	1	1.00	100	1.00	100	1.00	17,930	1.00	OS	1.00	R04	1.10			13,020

TOTAL	14,985 SF	ZONING	1	FRNT	117

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Map 1.4 Parcels 28, 28.1, 28.2 & 28.3=open space

ASSESSED	CURRENT	PREVIOUS
LAND	207,900	184,000
BUILDING	702,100	621,200
DETACHED	800	1,200
OTHER	0	0
TOTAL	**910,800**	**806,400**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50	0.50	8 X 10			0.00	
SHF	A	1.00	50	0.50	10 X 10		100	16.90	800

PHOTO 01/15/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/15/2021	TL
LIST	1/15/2021	RP
REVIEW	1/15/2021	RP

YEAR BLT	2020	SIZE ADJ	0.995
NET AREA	3,144	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	DKC	N	DECK-COMPOSITE	521		68.88	35,886
+	BMU	N	BSMT UNFINISHED	1,572		35.04	55,091
+	BAS	L	BASE AREA	1,572	2020	201.25	316,360
+	USF	L	UPPER STORY FIN	1,572	2020	114.05	179,289
C	ATU	N	ATTIC UNF	1,064		43.81	46,613
D	ATU	N	ATTIC UNF	484		46.37	22,441
E	OPA	N	OPEN PORCH	60		84.07	5,044
	BMG	O	BSMT GARAGE	2		7,819.35	15,639
	FIX	O	XTRA FIXTURES	5		2,336.14	11,681
	GFP	O	GAS FIREPLACE	2		7,020.70	14,041

TOTAL RCN	702,085

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$702,100