Key: 5667

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,806

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OSBORNE DEBORAH A **PO BOX 804** **BUZZARDS BAY, MA 02532**	**26.4-25-0**	**321 SHORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OSBORNE DEBORAH A	02/21/2020	QS	327,500	(221904)
VIGEANT MARC J	01/30/2020	H		(221757)
VIGEANT MARC J ET UX	07/01/2014	QS	256,500	(203814)

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	%
07331	06/12/2007	3	ALT/RENO	7,000	03/21/2008	TL	100	100
970052	02/03/1997	3	ALT/RENO	5,100	05/14/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,400	9 1.00	100 1.00	100 1.00	271,055	3.67	A 1.00	BAV 1.15			191,820

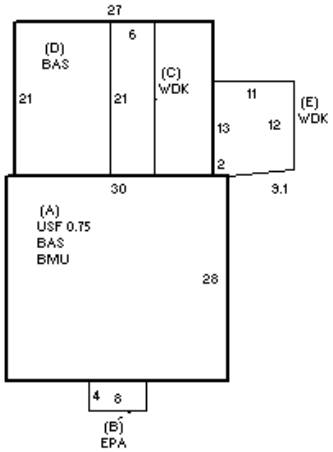
TOTAL	8,407 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	pond view		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	191,800	169,800
BUILDING	296,700	262,500
DETACHED	6,600	6,300
OTHER	0	0
TOTAL	**495,100**	**438,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	14 X 20		280	46.93	6,600

PHOTO 05/20/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2021	RP
LIST	5/20/2021	EST
REVIEW	5/20/2021	RP

YEAR BLT	1952	SIZE ADJ	1.005
NET AREA	2,037	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	86	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	840		39.21	32,939
A	USF	L	UPPER STORY FIN	630	1952	116.93	73,664
B	EPA	N	ENCLOSED PORCH	32		123.23	3,943
+	WDK	N	WOOD DECK	265		27.85	7,380
+	BAS	L	BASE AREA	1,407	1952	197.28	277,569
	BSF	N	BSMT SEMI-FIN	500		19.77	9,886
	F21	O	FPL 2S 1OP	1		9,472.80	9,473
	FIX	O	XTRA FIXTURES	7		2,290.03	16,030
	KIT	O	EXTRA KITCHEN	1		5,401.50	5,402

TOTAL RCN	436,286

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

EFF.YR/AGE	1987 / 35	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$296,700