Key: **586**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 585

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROY ZOEL A & **JEAN M ROY** **P O BOX 502** **SAGAMORE BEACH, MA 02562-0502**	**4.1-192-0**	**33 TECUMSEH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROY ZOEL A &		XX		04381-00233

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	%
B-21-243	07/08/2021	3	ALT/RENO	54,866			100	100
		12	CYCLICAL		12/04/2017	BC	100	100
06195	04/06/2006	1	NEW CONSTRUC	45,000	09/13/2007	DB	100	100
06023	01/17/2006	3	ALT/RENO	45,000	09/13/2007	DB	100	100

LAND

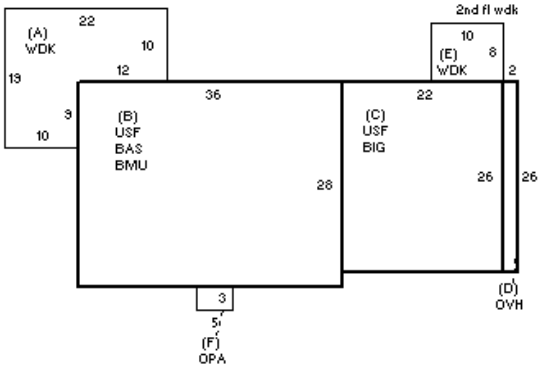
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,944	1 1.00	100 1.00	100 1.00	294,625	1.48	A 1.00	R05 1.25			238,990

TOTAL	23,958 SF	ZONING	1	FRNT	114

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Also frontage on Manomet Rd

ASSESSED	CURRENT	PREVIOUS
LAND	239,000	211,500
BUILDING	451,800	404,800
DETACHED	2,000	1,900
OTHER	0	0
TOTAL	**692,800**	**618,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	8X14	2006	112	19.71	2,000

PHOTO 12/04/2017

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	1/19/2022	NMP
LIST	12/4/2017	TL
REVIEW	4/28/2022	TL

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,640	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
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
+	WDK	N	WOOD DECK	390		23.32	9,096
B	BMU	N	BSMT UNFINISHED	1,008		39.82	40,139
B	BAS	L	BASE AREA	1,008	1988	209.63	211,304
+	USF	L	UPPER STORY FIN	1,580	1988	113.53	179,382
C	BIG	N	BUILT-IN GARAGE	572		85.62	48,973
D	OVH	L	OVERHANG	52	1988	197.76	10,283
F	OPA	N	OPEN PORCH	15		103.81	1,557
	BGF	N	BSMT GOOD FINIS	644		61.51	39,616
	F21	O	FPL 2S 1OP	1		9,619.40	9,619
	FIX	O	XTRA FIXTURES	4		2,325.43	9,302
	KIT	O	EXTRA KITCHEN	1		5,485.10	5,485

TOTAL RCN	564,756

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$451,800