

Key: 6212

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.370

LEGALS

CURRENT OWNER							PARCEL ID				LOCATION			
MATSINGER JOHN D JR ETUX DEBORAH MATSINGER 20 HIGHLAND AVENUE BUZZARDS BAY, MA 02532							30.2-99-0				20 HIGHLAND AVE			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
MATSINGER JOHN D JR ETUX							08/26/2002	F	100	(166366)				
MATSINGER JOHN D JR							08/26/2002	F	50,000	(166364)				
MATSINGER JOHN D JR &							08/26/2002	F	100,000	(166364)				

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	%
H596	06/29/2020	1	NEW CONSTRUC				100	100
191065	11/14/2019	1	NEW CONSTRUC	366,260	08/06/2020	TL	100	100
19900	09/25/2019	5	DEMOLITIONS	12,000	04/03/2020	RP	100	100
900349	07/06/1990	9	DECK	1,500	11/15/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	7,111	9	1.00	100	1.00	100	1.00	294,625	4.28	A	1.00	PGD	1.25		205,980

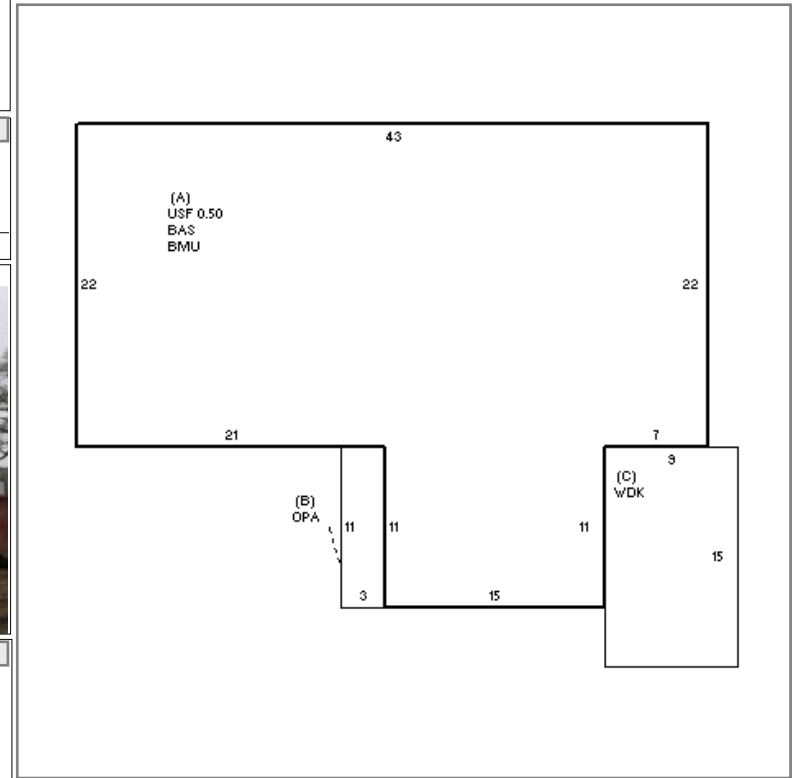
TOTAL	7,100 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	Distant lakeview			LAND	206,000	182,300
Infl1	AVG		LAND	407,700	360,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	613,700	543,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/3/2020	RP
MODEL	1		RESIDENTIAL	LIST	4/3/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/6/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	2020	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	407,738
NET AREA	1,667	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,111		44.56	49,511		
\$NLA(RCN)	\$245	OVERALL	1.100	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,111	2020	234.60	260,642		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	556	2020	134.47	74,766		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	33		99.58	3,286		
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	135		48.30	6,520		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	5		2,602.58	13,013		
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	7	OTHER	1.00										
				USE	0		1.00										

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	\$407,700