

Key: 6521

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.681

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
BALCHUNAS ANTHONY J & JOAN M BALCHUNAS 2 WESTDALE RD CANTON, MA 02021-1329		30.4-206-0	32 BAYVIEW AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BALCHUNAS ANTHONY J &		07/13/1989	QS	115,200	6806-149

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-23-519	08/16/2023	3	ALT/RENO	22,360			0 0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800 9	1.00	100	1.00	294,625	6.20	A	1.00	BA+	1.25	201,450

TOTAL	4,792 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	201,500	178,300			
Infl1	AVG		BUILDING	157,600	139,400			
N_Index	AVG		DETACHED	0	1,100			
			OTHER	0	0			
			TOTAL	359,100	318,800			

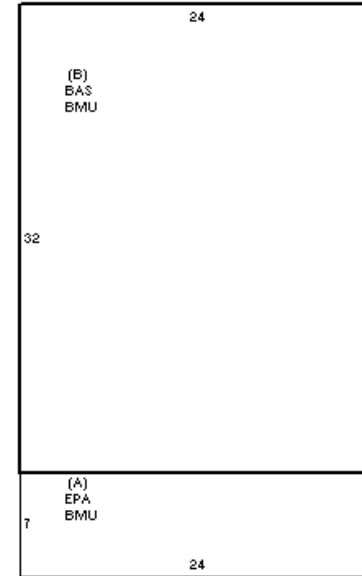
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/22/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	2/22/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

* -- Previous value excludes abatement.



YEAR BLT	1939	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	0.930
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	936		34.59	32,377
A	EPA	N	ENCLOSED PORCH	168		70.00	11,760
B	BAS	L	BASE AREA	768	1939	195.67	150,275
	F11	O	FPL 1S 1OP	1		7,605.90	7,606

TOTAL RCN	202,018
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$157,600