Key: 7546

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,702

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TAYLOR BRENTON B ETUX TAASHA L TAYLOR 3 RAINBOW CIRCLE BUZZARDS BAY, MA 02532-4237	35.1-164-0	3 RAINBOW CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TAYLOR BRENTON B ETUX	02/28/2002	QS	215,000	14872-192
WIESNER SANDRA G	08/16/1999	QS	130,000	12477-66
FISCHETTO ANTHONY J &	09/15/1989	QS	141,000	6883-185

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	%
H142	04/22/2020	2	ADDITIONS		06/30/2023	TL	100	100
20322	04/21/2020	2	ADDITIONS	30,000	06/30/2023	TL	100	100
19992	10/21/2019	4	DETACH.STRUC	1,500	06/30/2021	TL	100	100

LAND

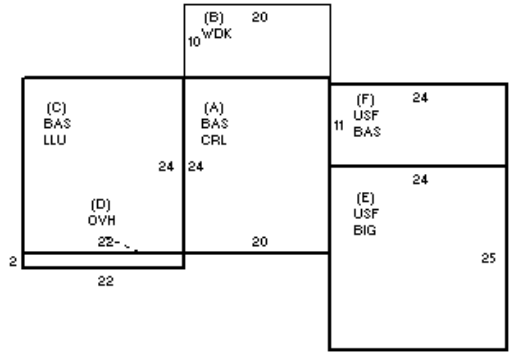
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,624	9 1.00	100 1.00	100 1.00	235,700	1.60	A 1.00	R04 1.00			187,560

TOTAL	21,606 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	187,600	166,000
BUILDING	447,800	297,400
DETACHED	2,700	0
OTHER	0	0
TOTAL	**638,100**	**463,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	
SHM	A 1.00	10 0.90	9 X 20		180	11.39	1,800
OPS	A 1.00	10 0.90	3 X 20		60	16.80	900

PHOTO 11/02/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/23/2023	SL
LIST	11/2/2022	EST
REVIEW	6/30/2023	TL

YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,444	DETAIL ADJ	1.000
$NLA(RCN)	$183	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	50	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	480		25.04	12,021
B	WDK	N	WOOD DECK	200		34.10	6,819
C	LLU	N	LOWER LEVEL UNF	528		35.35	18,663
D	OVH	L	OVERHANG	44	2020	176.54	7,768
E	BIG	N	BUILT-IN GARAGE	600		76.43	45,860
+	USF	L	UPPER STORY FIN	864	2020	104.94	90,671
+	BAS	L	BASE AREA	1,272	2020	183.25	233,099
	LLF	L	LOWER LEVEL FIN	264	1986	68.43	18,066
	F21	O	FPL 2S 1OP	1		8,587.50	8,588
	FIX	O	XTRA FIXTURES	3		2,076.10	6,228

TOTAL RCN	447,782

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$447,800