

Key: 7997

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.159

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
BERUBE WAYNE A & MAUREEN D BERUBE 88 DEAN ST TAUNTON, MA 02780-2713		38.3-6-0		34 BUENA VISTA RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERUBE WAYNE A &		03/10/1989	QS	310,000	6655-80

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-22-469	07/28/2022	3	ALT/RENO	12,900			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	3,939	11	1.00	100	1.00	100	1.00	942,800	7.50	A	1.00	BVG	4.00								639,220

TOTAL	3,920 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	639,200	565,700			
Infl1	AVG		BUILDING	242,400	214,500			
N_Index	AVG		DETACHED	11,400	10,800			
			OTHER	0	0			
			TOTAL	893,000	791,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	30 0.70	20 X 20		400	40.60	11,400



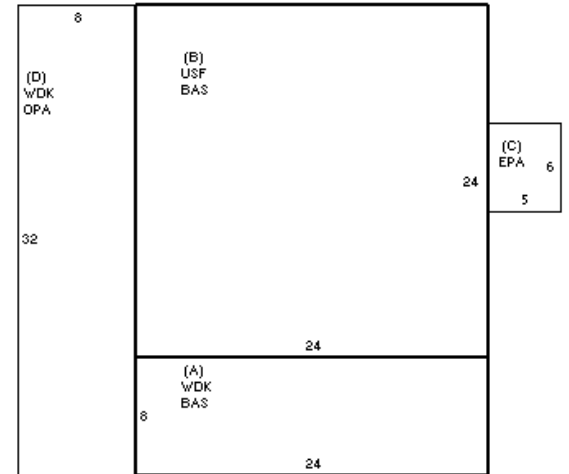
BUILDING	CD	ADJ	DESC	MEASURE	4/12/2019	TL
MODEL	1		RESIDENTIAL	LIST	4/12/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/10/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	336,660
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	768	1925	259.62	199,385		
\$NLA(RCN)	\$250	OVERALL	1.240	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	448		26.88	12,044		
CAPACITY				UNITS		ADJ		B	USF	L	UPPER STORY FIN	576	1925	138.49	79,769		
STORIES	2	1.00		ROOF SHAPE	2	HIP	1.02	B	USF	L	UPPER STORY FIN	576	1925	138.49	79,769		
ROOMS	6	1.00		ROOF COVER	6	TILE	1.20	C	EPA	N	ENCLOSED PORCH	30		144.24	4,327		
BEDROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	256		74.07	18,962		
BATHROOMS	1	1.00		INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	2		11,087.00	22,174		
BATHROOMS	1	1.00		HEATING/COOLING	6	GRAVITY	0.98										
FIXTURES	5	1.00		FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY	1	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

DETACHED

BUILDING

G



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

EFF. YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$242,400