

Key: 8903

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.098

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
41 MASSASOIT AVENUE TR 1/2 INT FRANCIS FAM REAL ESTATE TR 1/2 22 BETHS WAY RAYNHAM, MA 02767				42.4-2-0				41 MASSASOIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
41 MASSASOIT AVENUE TR 1/				09/20/2018	F	1	31539-254				
WHITE MACKENZIE 1/2 INT				09/20/2018	F	1	31539-251				
FRANCIS DONALD S 1/2 INT				02/05/2008	F	1	22651-59				

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	%
06367	06/17/2006	3	ALT/RENO	3,400	08/23/2007	DB	100	100
930259	05/26/1993	1	NEW CONSTRUC	70,000	12/01/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,800	11	1.00	100	1.00	100	1.00	942,800	5.19	A	1.00	BGD	4.00			650,900

TOTAL	5,793 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	650,900	576,100
Infl1	AVG		LAND	79,700	71,500			
N_Index	AVG		DETACHED	0	0			
						OTHER	0	0
						TOTAL	730,600	647,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/22/2001

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2007	TL
MODEL	1		RESIDENTIAL	LIST	11/19/2007	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	11/19/2007	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1993	SIZE ADJ	1.020
NET AREA	640	DETAIL ADJ	1.000
\$NLA(RCN)	\$158	OVERALL	0.700
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	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	6	ELEVATED	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	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	120		28.22	3,386
B	BAS	L	BASE AREA	640	1993	147.28	94,259
C	OPA	N	OPEN PORCH	60		54.72	3,283

TOTAL RCN	100,928	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1998 / 24	
COND	21 21 %	
FUNC	0	
ECON	0	
DEPR	21 % GD 79	
RCNLD	\$79,700	

