

Key: 9378

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.592

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BUCHANAN CHARLES M JR & ELLEN BUCHANAN FAMILY TRUST 4 HOWARD STREET MILTON, MA 02186				43.3-87-1				33 MASSASOIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUCHANAN CHARLES M JR & E BUCHANAN CHARLES M JR &				09/19/2017 08/08/1994	F N	99 25,000	30772-18 9314-002				

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	%

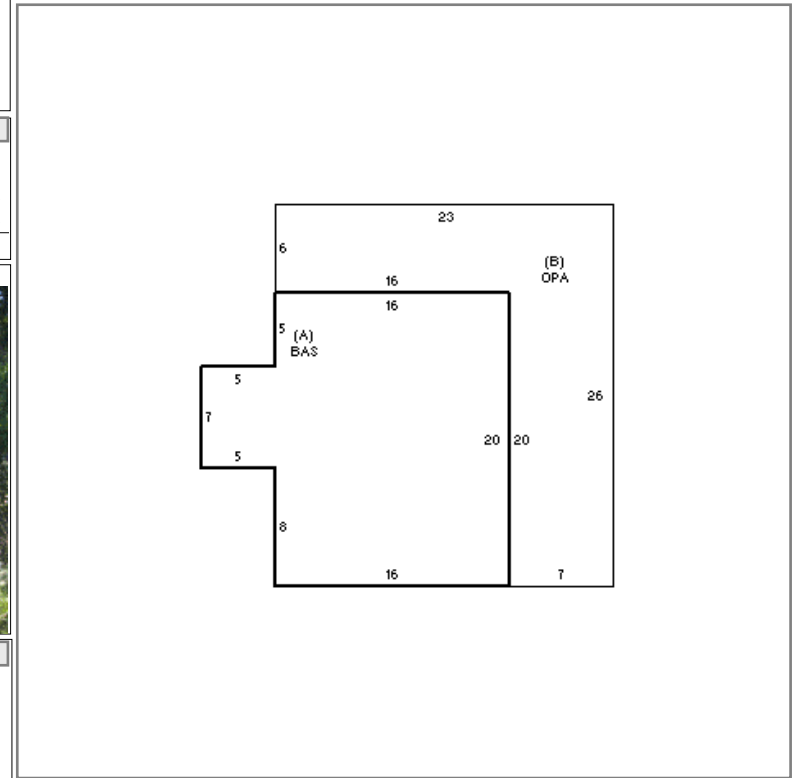
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	2,500	11	1.00	100	1.00	100	1.00	707,100	11.30	A	BG- 3.00	458,580

TOTAL	2,483 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE topo - marshland on lot 24(same owner)	LAND	458,600	405,900			
Infl1	AVG		BUILDING	28,600	25,400			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	488,500	432,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10X10		100	16.90	1,300
SHF	A	1.00	A 0.75 8X8			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/10/2008	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	9/13/2022	RP
QUALITY	M	0.75	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	38,708			
NET AREA	355	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	355	1900	87.94	31,219	CONDITION ELEM	CD			
\$NLA(RCN)	\$109	OVERALL	0.540	EXT COVER	10	VERT BOARD	1.00	B	OPA	N	OPEN PORCH	278		23.84	6,626	EXTERIOR	A			
				ROOF SHAPE	2	HIP	1.02		FIX	O	XTRA FIXTURES	1		862.70	863	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A			
				INT. FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	13	NONE	0.80									ELECT	O			
				FUEL SOURCE	8	NONE	1.00													
				USE	0		1.00													
																	EFF.YR/AGE	1993 / 29		
																	COND	26 26 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	26	% GD	74
																	RCNLD	\$28,600		