

Key: 10285

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.521

LEGAL

LAND

DETACHED

BUILDING

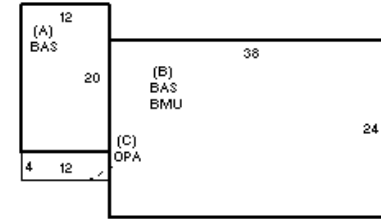
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|-------------------|--------------|
| CULGIN MICHAEL F & C/O CULGIN MICHAEL & JENNIFER 48 PEACEDALE RD NEEDHAM, MA 02492 | | 47.2-15-0 | | 20 CEDAR POINT DR | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| CULGIN MICHAEL & JENNIFER | | 10/10/2023 | F | 1 36026-62 | |
| CULGIN MICHAEL F & | | 02/12/2021 | QS | 525,000 33787-213 | |
| WEINERT GEORGE W & | | 01/09/2017 | F | 1 30218-1 | |

| 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 % |
| 19330 | 04/25/2019 | 3 | ALT/RENO | 36,000 | 11/25/2020 | TL | 100 100 |
| 13405 | 06/26/2013 | 4 | DETACH.STRUC | | 02/03/2015 | | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 7,290 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 518,540 | 4.18 | A | 1.00 | BA- | 2.20 | | | 363,140 |

| TOTAL | 7,275 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | POC | NOTE | LAND | 363,100 | 321,400 | | | |
| Infl1 | AVG | | BUILDING | 255,100 | 225,800 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 618,200 | 547,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X8 | 2013 | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/18/2021 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/18/2021 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 5/18/2021 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1950 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$249 | OVERALL | 0.990 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 8 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BAS | L | BASE AREA | 240 | 2019 | 192.90 | 46,295 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BMU | N | BSMT UNFINISHED | 912 | | 36.64 | 33,417 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 912 | 1950 | 192.90 | 175,922 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | OPA | N | OPEN PORCH | 48 | | 81.88 | 3,930 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | F11 | O | FPL 1S 1OP | | 1 | | 8,056.90 | 8,057 |
| INT. FINISH | 2 | DRYWALL | 1.00 | FIX | O | XTRA FIXTURES | | 3 | | 2,140.00 | 6,420 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 | GFP | O | GAS FIREPLACE | | 1 | | 6,431.00 | 6,431 |
| FUEL SOURCE | 2 | GAS | 1.00 | WPL | O | WHIRLPOOL | | 1 | | 6,168.80 | 6,169 |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 286,642 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2008 / 14 |
| COND | 11 11 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 11 % GD 89 |
| RCNLD | \$255,100 |