

Key: 10291

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.528

LEGAL

LAND

DETACHED

BUILDING

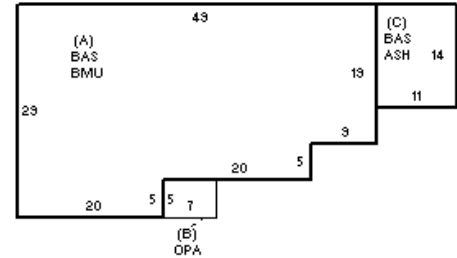
| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| COOKE SEAN & CAROLINE COOKE<br>6 KENNEDY LANE<br>ACTON, MA 01720 |  |  |  | 47.2-21-0  |    |            |              | 25 CEDAR POINT DR |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| COOKE SEAN & WEINERT CHRISTOPHER G ETU                           |  |  |  | 08/27/2020 | QS | 444,750    | 33205-239    |                   |  |  |  |
| BARROWS DEBRA L  |  |  |  | 05/20/2010 | QS | 379,000    | 24563-137    |                   |  |  |  |
|  |  |  |  | 08/25/2009 | F  |            | 23987-301/2  |                   |  |  |  |

| 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-21-666 | 09/21/2021 | 15            | INSULATE/WEA | 8,246  |            |    |        | 100 |
| EXB-20-353 | 10/13/2020 | 3             | ALT/RENO     | 20,000 | 04/14/2021 | TL |        | 100 |
| 910629     | 12/12/1991 | 3             | ALT/RENO     | 8,680  | 02/01/1992 | HS |        | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 18,100   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 518,540 | 1.86 | A          | 1.00      | BA- | 2.20 |  |  | 400,460 |

| TOTAL   | 18,121 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | POC       | NOTE   |          |         |         | LAND     | 400,500 | 354,400  |
| Infl1   | AVG       |        | BUILDING | 235,000 | 207,900 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          |         |         | TOTAL    | 635,500 | 562,300  |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/14/2021 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/14/2021 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 4/14/2021 | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1956  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 309,166    |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 1,385 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,231 |      | 31.45     | 38,718  | CONDITION ELEM | CD         |
| \$NLA(RCN) | \$223 | OVERALL    | 0.970 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | + | BAS | L | BASE AREA       | 1,385 | 1956 | 185.08    | 256,333 | EXTERIOR       | A          |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | OPA | N | OPEN PORCH      | 35    |      | 80.23     | 2,808   | INTERIOR       | A          |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | ASH | N | ATT SHED        | 154   |      | 22.16     | 3,413   | KITCHEN        | A          |
|            |       |            |       | FLOOR COVER     | 5  | VINYL          | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,894.10  | 7,894   | BATHS          | A          |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | A          |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         | ELECT          | A          |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1995 / 27  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 24 24 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 24 % GD 76 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$235,000  |