Key: 105

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 102

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COHEN STEVEN J & C/O GEOFFROY RENA TRS 26 INDIAN TRAIL SAGAMORE BEACH, MA 02562	2.3-4-0	26 INDIAN TRAIL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GEOFFROY RENA TRS	11/24/2023	F	1	36102-266
GEOFFROY RENA	10/30/2023	QS	1,075,000	36059-248
COHEN STEVEN J &	07/22/2020	QS	615,000	33095-174

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

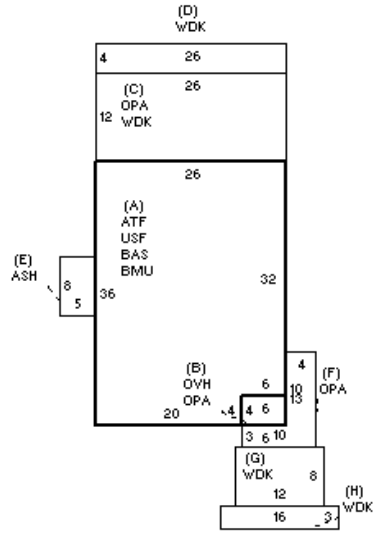
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-95	06/30/2020	3	ALT/RENO	29,180			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,350	1 1.00	100 1.00	100 1.00	589,250	4.15	A 1.00	BEX 2.50			412,900

TOTAL	7,362 SF	ZONING	1	FRNT	45
Nbhd	N SAG	NOTE	120' frontage on Vickerson Ave / Asking $640k 4/2020		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	412,900	365,400
BUILDING	392,700	347,500
DETACHED	0	0
OTHER	0	0
TOTAL	**805,600**	**712,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/08/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	NMP
LIST	4/15/2020	EST
REVIEW	4/8/2021	TL

YEAR BLT	1976	SIZE ADJ	1.010
NET AREA	1,848	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		38.30	34,932
A	BAS	L	BASE AREA	912	1976	208.30	189,969
A	USF	L	UPPER STORY FIN	912	1976	113.08	103,125
A	ATF	N	ATTIC FINISH	912		63.79	58,181
+	OPA	N	OPEN PORCH	406		61.82	25,098
B	OVH	L	OVERHANG	24	1976	190.21	4,565
+	WDK	N	WOOD DECK	560		22.44	12,565
E	ASH	N	ATT SHED	40		26.13	1,045
	BMF	N	BSMT FINISH	700		46.02	32,216
	F22	O	FPL 2S 2OP	1		9,685.70	9,686
	FIX	O	XTRA FIXTURES	6		2,237.00	13,422

TOTAL RCN	484,804

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$392,700