Key: 2946

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,983

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOYLE MICHAEL E &	15.0-156-0	40 DESERET DR
GAYLE M COUGHLIN		
40 DESERET DR		
BUZZARDS BAY, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOYLE MICHAEL E &	12/17/2004	N	160,500	19356-189
PILGRIM PINES L D LLC	12/17/2004	B	15,459	19356-187
HEBB BRIAN E TR OF	10/23/2001	G	561,533	14354-99+

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	%
		3	ALT/RENO		04/12/2022	TL	100	100
EXB-22-58	02/04/2022	14	SOLAR	70,163			100	100
04499	07/07/2004	1	NEW CONSTRUC	90,500	01/31/2005	TL	100	100

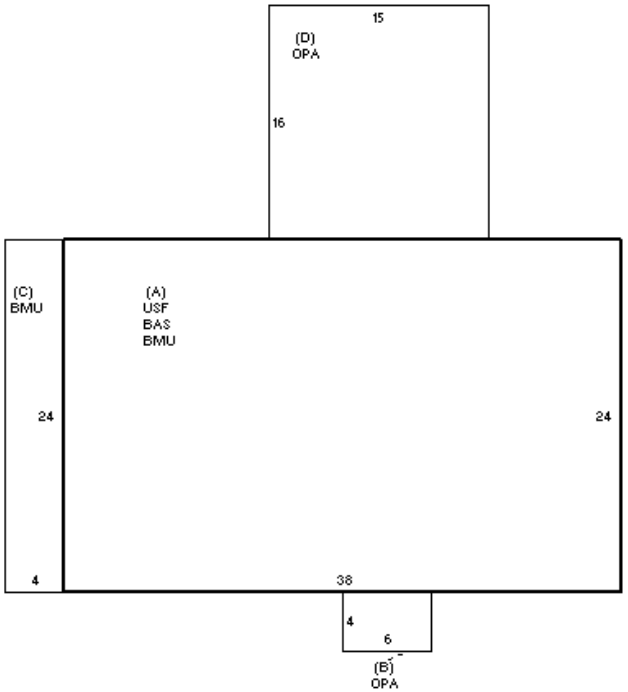
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,617	4 1.00	100 1.00	100 1.00	259,270	1.32	A 1.00	R07 1.10			216,650

TOTAL	27,617 SF	ZONING	1	FRNT	100
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	104,020	100,420
BUILDING	162,860	145,780
DETACHED	0	0
OTHER	0	0
TOTAL	**266,880**	**246,200**

* -- Value totals adjusted by value credit.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/27/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/27/2022	SL
LIST	6/27/2022	EST
REVIEW	6/27/2022	TL

YEAR BLT	2004	SIZE ADJ	1.010
NET AREA	1,824	DETAIL ADJ	1.000
$NLA(RCN)	$216	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,008		39.44	39,760
A	BAS	L	BASE AREA	912	2004	214.51	195,632
A	USF	L	UPPER STORY FIN	912	2004	116.45	106,199
+	OPA	N	OPEN PORCH	264		63.66	16,807
	BMG	O	BSMT GARAGE	2		7,710.45	15,421
	FIX	O	XTRA FIXTURES	6		2,303.68	13,822
	GFP	O	GAS FIREPLACE	1		6,922.90	6,923

TOTAL RCN	394,563

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$339,300