

Key: 2967

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.004

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CURRENT OWNER				PARCEL ID				LOCATION				
SUTTON BENJAMIN J TRS SUTTON FAMILY TRUST 4 CORDWOOD CIR BOURNE, MA 02532				15.0-177-0				4 CORDWOOD CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SUTTON BENJAMIN J TRS				05/23/2022	F	100	35138-14					
SUTTON JOHN B ETUX				12/22/2010	QS	359,900	25119-161					
PILGRIM PINES LD LLC				12/22/2010	B	15,459	25119-156					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,002 4	1.00	100	1.00	100	1.00	A	1.00	R07	1.10	200,060

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TOTAL	18,002 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND		200,100	193,200		
Infl1	AVG		BUILDING		469,700	420,100		
N_Index	AVG		DETACHED		0	0		
			OTHER		0	0		
		TOTAL		669,800	613,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2019	RP
MODEL	1		RESIDENTIAL	LIST	7/18/2019	RP
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2010	SIZE ADJ	1.010
NET AREA	1,952	DETAIL ADJ	1.000
\$NLA(RCN)	\$259	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	484		64.23	31,089
B	OPA	N	OPEN PORCH	156		67.93	10,597
C	BAS	L	BASE AREA	192	2019	184.07	35,342
+	BMU	N	BSMT UNFINISHED	1,760		30.82	54,239
D	BMU	N	BSMT FINISH	768		45.54	34,971
+	BAS	L	BASE AREA	1,760	2010	184.07	323,972
F	WDK	N	WOOD DECK	21		73.44	1,542
	FIX	O	XTRA FIXTURES	3		2,213.33	6,640
	GFP	O	GAS FIREPLACE	1		6,651.50	6,652

TOTAL RCN	505,043
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2012 / 10	
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$469,700

