Key: 3367

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,410

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LINDSAY CATHERINE C 4 CRANBERRY RD BUZZARDS BAY, MA 02532-3027	19.2-58-0	4 CRANBERRY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LINDSAY CATHERINE C	03/30/2015	F	100	(205870)
LINDSAY CATHERINE C		XX		00889-00057

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

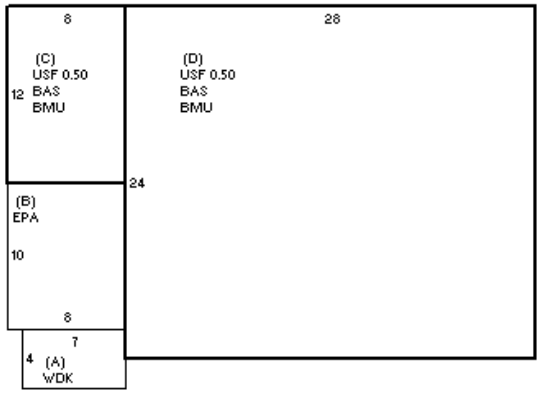
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,525	4 1.00	100 1.00	100 1.00	247,485	3.62	A 1.00	R05 1.05			175,350

TOTAL	8,538 SF	ZONING	1	FRNT	186
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	175,400	155,200
BUILDING	222,000	196,500
DETACHED	0	0
OTHER	0	0
TOTAL	397,400	351,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 07/28/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/28/2022	SL
LIST	7/28/2022	EST
REVIEW	7/28/2022	SL

YEAR BLT	1957	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	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	WDK	N	WOOD DECK	28		70.78	1,982
B	EPA	N	ENCLOSED PORCH	80		90.93	7,274
+	BMU	N	BSMT UNFINISHED	768		51.39	39,471
+	BAS	L	BASE AREA	768	1957	230.30	176,874
+	USF	L	UPPER STORY FIN	384	1957	122.85	47,176
	FIX	O	XTRA FIXTURES	2		2,377.60	4,755

TOTAL RCN	277,531

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$222,000