Key: 3377

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,420

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORSE ROBIN & STEPHAN FEELEY 10 CHERRY ST BUZZARDS BAY, MA 02532	19.2-68-0	10 CHERRY ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORSE ROBIN &	04/09/2021	QS	529,900	(225864)
AOB REALTY TRUST	10/20/2017	F		(146081)
BRUNI ANN O &	10/07/1997	QS	108,400	(146081)

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

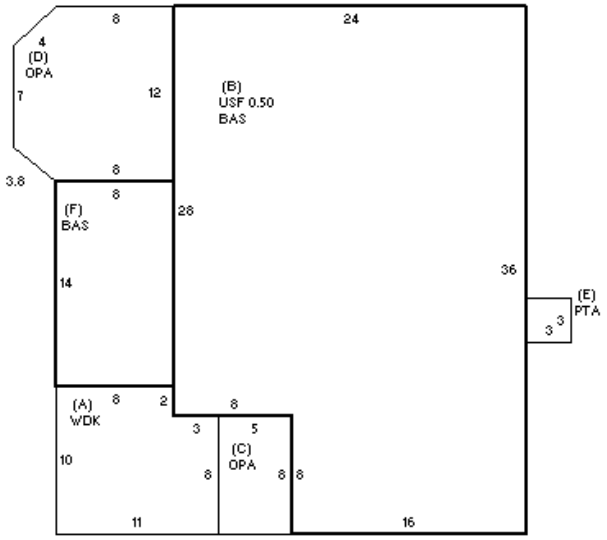
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15924	10/16/2015	14	SOLAR	22,100			100	100
07237	05/15/2007	2	ADDITIONS	21,283	06/30/2007	DB	100	100
890094	03/06/1989	3	ALT/RENO	20,000	01/23/1990	RMD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,470	4 1.00	100 1.00	100 1.00	247,485	4.68	A 1.00	PEX 1.05			171,970

TOTAL	6,490 SF	ZONING	1	FRNT	31
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	172,000	152,200
BUILDING	370,500	327,900
DETACHED	2,400	2,300
OTHER	0	0
TOTAL	**544,900**	**482,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X21		168	15.95	2,400
SHF	1.00	1.00	8X10			0.00	

PHOTO 05/21/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/21/2021	RP
LIST	5/21/2021	EST
REVIEW	5/21/2021	RP

YEAR BLT	1946	SIZE ADJ	1.015
NET AREA	1,312	DETAIL ADJ	1.000
$NLA(RCN)	$285	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	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	WDK	N	WOOD DECK	104		59.03	6,139
B	BAS	L	BASE AREA	800	1946	296.18	236,946
B	USF	L	UPPER STORY FIN	400	1946	164.34	65,737
+	OPA	N	OPEN PORCH	165		97.62	16,107
E	PTA	N	PATIO	9		25.22	227
F	BAS	L	BASE AREA	112	2007	296.18	33,172
	FIX	O	XTRA FIXTURES	5		3,180.72	15,904

TOTAL RCN	374,231

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

EFF.YR/AGE	2019 / 3	
COND	2 2 %	
FUNC	0	
ECON	0	
DEPR	1	% GD 99
RCNLD		$370,500