

Key: 3379

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.422

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
ADAMI-BRANSFIELD LUCAS COLIN & CASSANDRA LEIGH RAPPAZZO 6 CHERRY ST BUZZARDS BAY, MA 02532								19.2-70-0				6 CHERRY ST			
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)			
ADAMI-BRANSFIELD LUCAS CO								10/28/2020	L	321,000 (224212)					
BROUGHAM REO OWNER LP								04/16/2020	F	10 (222301)					
WILMINGTON SAVINGS FUND S								02/11/2020	L	284,800 (221837)					

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-21-497	07/20/2021	3	ALT/RENO	9,000			100	100
EXB-21-121	03/01/2021	15	INSULATE/WEA	5,700			100	100
EXB-21-84	02/04/2021	3	ALT/RENO	7,150			100	100
980336	06/22/1998	2	ADDITIONS	8,500	01/20/1999	JS	100	100
950419	08/30/1995	3	ALT/RENO	1,400	11/15/1996	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500 4	1.00	100	1.00	100	1.00	247,485	4.08	A	1.00	R05 1.05	173,660

TOTAL	7,492 SF		ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE	LAND	173,700		153,700		
Infl1	AVG			BUILDING	176,600		156,300		
N_Index	AVG			DETACHED	7,600		7,200		
				OTHER	0		0		
				TOTAL	357,900		317,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A	0.75 12 X 18		216	46.93	7,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2020	TL
MODEL	1		RESIDENTIAL	LIST	9/17/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1943	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,164	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	72		112.17	8,076
\$NLA(RCN)	\$200	OVERALL	1.090	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	776	1943	228.21	177,091
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	388	1943	121.74	47,233
				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								

TOTAL RCN	232,401	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$176,600	

