

Key: 3397

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.437

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|--|
| COTTER TIMOTHY P 8 BAYBERRY RD BUZZARDS BAY, MA 02532 | | | | 19.2-85-0 | | | | 8 BAYBERRY RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| COTTER TIMOTHY P | | | | 10/19/2018 | QS | 263,000 | (217619) | | | | | |
| WEIR WILLIAM E | | | | 04/27/2004 | QS | 240,000 | (172805) | | | | | |
| GAGNON WILFRED J ET UX | | | | 01/10/1986 | X | | (104903) | | | | | |

| 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-23-77 | 02/21/2023 | 6 | FENCE | 6,000 | | | | |
| | | 3 | ALT/RENO | | 07/17/2020 | TL | 100 | 100 |
| | | 12 | CYCLICAL | | 08/29/2018 | DB | 100 | 100 |
| 03266 | 05/08/2003 | 3 | ALT/RENO | 5,000 | 05/24/2004 | TL | 100 | 100 |
| 02584 | 09/04/2002 | 3 | ALT/RENO | 7,000 | 03/04/2003 | TL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 7,600 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | | | | 165,550 |

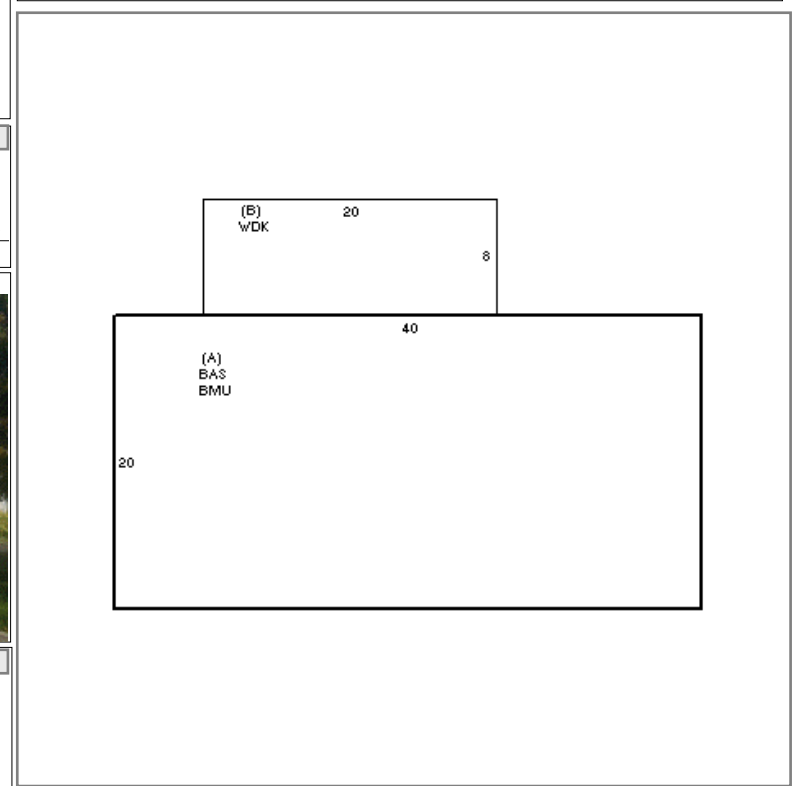
| TOTAL | 7,579 SF | | ZONING | 1 | FRNT | 80 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BBAY | | NOTE | | | LAND | 165,600 | 146,500 | |
| Infl1 | AVG | | | BUILDING | 215,500 | 190,700 | | | |
| N_Index | AVG | | | DETACHED | 9,500 | 13,600 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 390,600 | 350,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| DGF | A | 1.00 | 50 0.50 | 21 X 25 | | 525 36.34 | 9,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/12/2019 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/12/2019 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 7/17/2020 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1947 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 239,430 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 800 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 800 | | 46.95 | 37,562 | | |
| \$NLA(RCN) | \$299 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 800 | 1947 | 210.40 | 168,318 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 160 | | 35.67 | 5,708 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | BMF | N | BSMT FINISH | 440 | | 44.69 | 19,664 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | F11 | O | FPL 1S 10P | 1 | | 8,178.40 | 8,178 | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |



| CAPACITY | UNITS | ADJ | CONDITION ELEM | CD |
|-----------------|-------|------|----------------|----|
| STORIES | 1 | 1.00 | EXTERIOR | A |
| ROOMS | 4 | 1.00 | INTERIOR | G |
| BEDROOMS | 2 | 1.00 | KITCHEN | G |
| BATHROOMS | 1 | 1.00 | BATHS | G |
| FIXTURES | 5 | 1.00 | HEAT | U |
| GARAGE CAPACITY | 2 | 1.00 | ELECT | U |
| % BSMT FINISH | 0 | 1.00 | | |
| # OF HALF BATHS | 0 | 1.00 | | |
| # OF UNITS | 1 | 1.00 | | |

| EFF.YR/AGE | 2009 / 13 | |
|------------|-----------|---------|
| COND | 10 | 10 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 10 | % GD 90 |
| RCNLD | \$215,500 | |