

Key: 3483

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.525

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEHAN CHRISTEEN 8 BROM DUTCHER RD BUZZARDS BAY, MA 02532				19.3-38-0				8 BROM DUTCHER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SHEEHAN CHRISTEEN				09/28/2020	F	100		33301-156			
COTTAGE AT THE CAPE LLC				12/29/2015	A	296,056		29363-344			
SHEEHAN ROBERT D SR ETUX				08/09/2002	H	275,000		15457-185			

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 %
E-21-587	09/23/2021	3	ALT/RENO	9,000	05/03/2022		100 100
EXB-21-573	08/18/2021	3	ALT/RENO	13,500	05/03/2022		100 100
EXB-21-551	08/07/2021	3	ALT/RENO	3,380	05/03/2022		100 100
E-21-382	05/15/2021	3	ALT/RENO	8,500	05/03/2022		100 100
PL-21-14	05/12/2021	3	ALT/RENO	7,100	05/03/2022		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	8,920	4	1.00	100	1.00	100	1.00	612,820	3.47	A	1.00	BSP	2.60								435,820

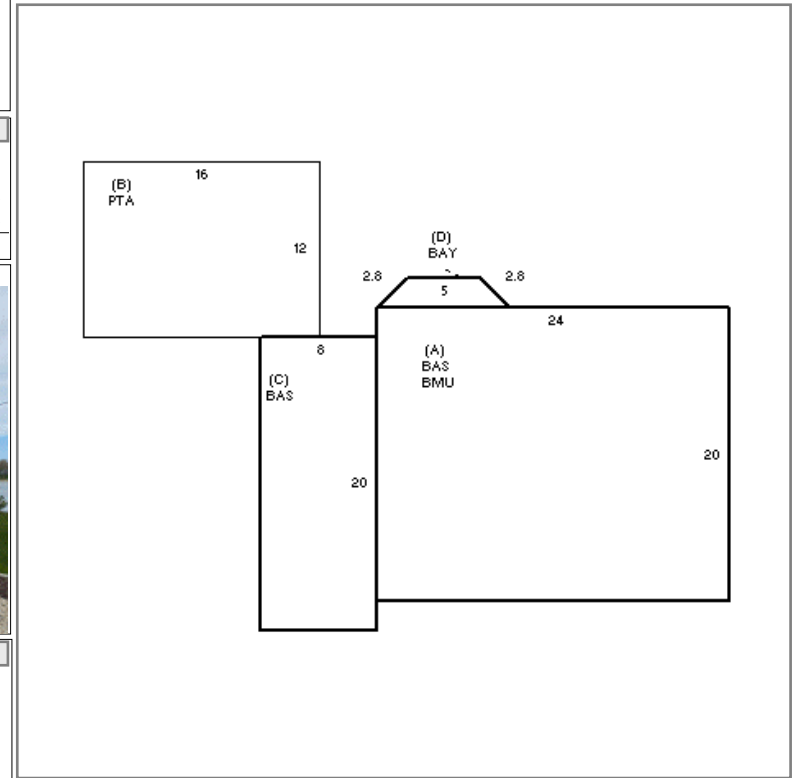
TOTAL	8,930 SF		ZONING	1	FRNT	21	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		N O T E	NO BEACH, EVEN AT LOW TIDE NO FRONT YARD			LAND	435,800	370,900
Infl1	AVG			BUILDING	152,500	135,000			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
							TOTAL	588,300	505,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2022	TL
MODEL	1		RESIDENTIAL	LIST	5/10/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	654	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	480		47.89	22,988
\$NLA(RCN)	\$254	OVERALL	1.020	EXT COVER	15	VINYL SHINGLE	1.02	B	PTA	N	PATIO	192		14.68	2,820
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	640	1956	214.61	137,348
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BAY	L	BAYWINDOW	14	1956	188.39	2,637
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	3	ELECTRIC	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	165,793	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD	\$152,500	