

Key: 3521

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.563

LEGAL

LAND

DETACHED

BUILDING

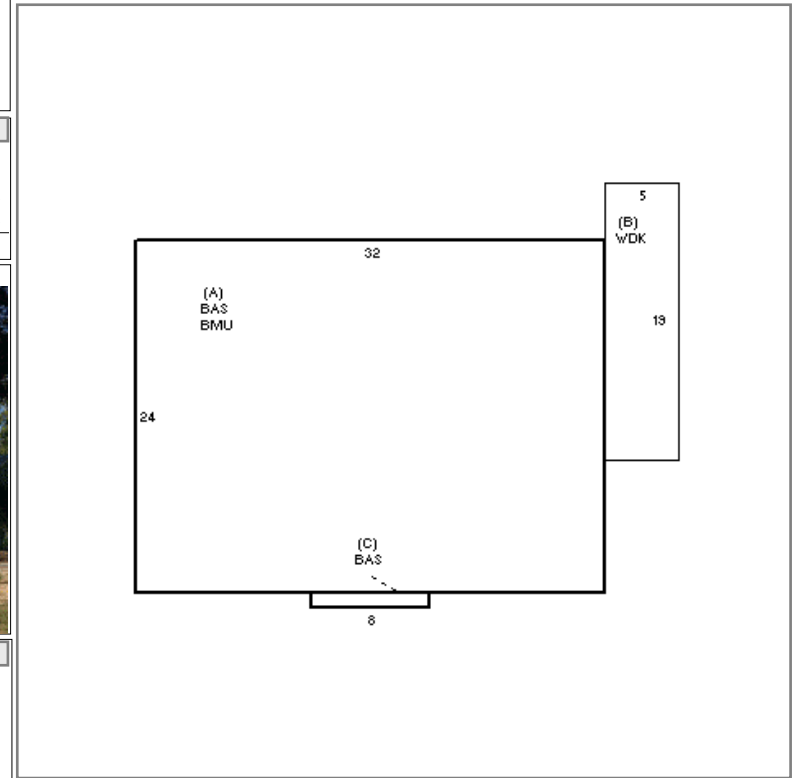
CURRENT OWNER				PARCEL ID				LOCATION			
COOPER EDWARD W 37 LINCOLN AVENUE BUZZARDS BAY, MA 02532				19.3-86-0				37 LINCOLN AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOPER EDWARD W				12/31/2003	H	198,500	18085-108				
GOVE LAURA H				12/10/1974	XX		2130+-17+				

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	%
		12	CYCLICAL		03/06/2018	BC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,973 4		100	1.00	100	247,485	5.04	A	1.00	R05	1.05	171,150

TOTAL	5,968 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 09/18; no waterview exists	LAND	171,200	151,500			
Infl1	AVG		BUILDING	166,300	147,100			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	339,300	300,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	10 X 12		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	9/5/2018	TL
MODEL	1		RESIDENTIAL	LIST	9/5/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/5/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	776	DETAIL ADJ	1.000
\$NLA(RCN)	\$268	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	50	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		47.42	36,420
B	WDK	N	WOOD DECK	95		45.33	4,306
+	BAS	L	BASE AREA	776	1960	212.50	164,902
	FIX	O	XTRA FIXTURES	1		2,194.30	2,194

TOTAL RCN	207,822
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$166,300