Key: 3654

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,705

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COOK ROBERT D C/O BOWMAN ROBERT J 560 HEAD OF THE BAY BUZZARDS BAY, MA 02532	19.4-34-0	39 WILSON AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOWMAN ROBERT J	08/23/2023	H	125,000	35951-233
COOK ROBERT D ESTATE OF	08/07/2023	F	1	35925-141
COOK ROBERT D	04/06/2001	H		13706-170

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

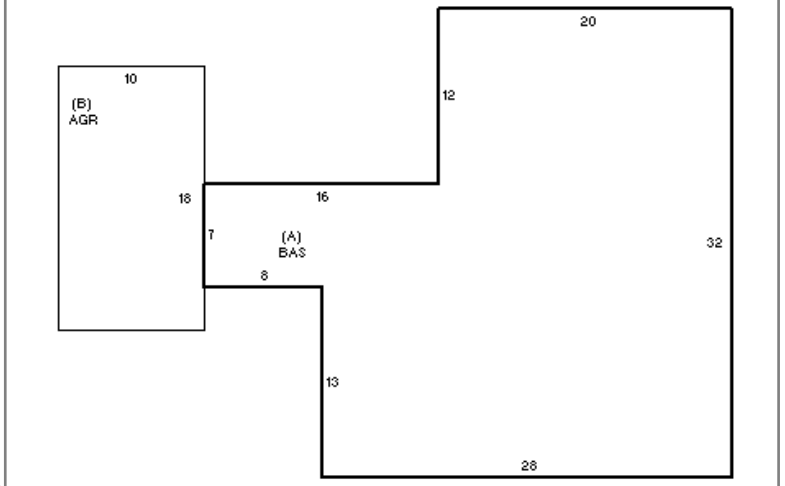
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-288	10/06/2023	2	ADDITIONS	97,000			0	0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	4 1.00	100 1.00	100 1.00	235,700	2.25	A 1.00	R02 1.00			176,370

TOTAL	14,505 SF	ZONING	1	FRNT	130
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	176,400	124,900
BUILDING	141,200	125,000
DETACHED	0	0
OTHER	0	0
TOTAL	**317,600**	**249,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/10/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/10/2022	SL
LIST	8/10/2022	EST
REVIEW	8/10/2022	SL

YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	856	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD 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	BAS	L	BASE AREA	856	1940	204.29	174,875
B	AGR	N	ATT GARAGE	180		88.31	15,896

TOTAL RCN	190,771

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1993 / 29		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$141,200