

Key: 3883

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.946

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COTTER GREGORY JR & GREGORY COTTER SR 41 HARRISON AVE BUZZARDS BAY, MA 02532-3213				19.4-266-0				41 HARRISON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COTTER GREGORY JR & REAL PROPERTY SERVICES IN KELLEY RALPH J JR &				06/08/1994	L	110,000	9228-170				
				05/17/1993	L	90,000	N/A-N/A				
				04/03/1989	G	78,000	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
970620	12/04/1997	7	SIGN	200	04/06/1998	JS	100	100
950125	03/29/1995	3	ALT/RENO	10,000	07/29/1996	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	12,290	C-4	1.00	100	387,175	1.92	A	1.00	65	0.85	209,210

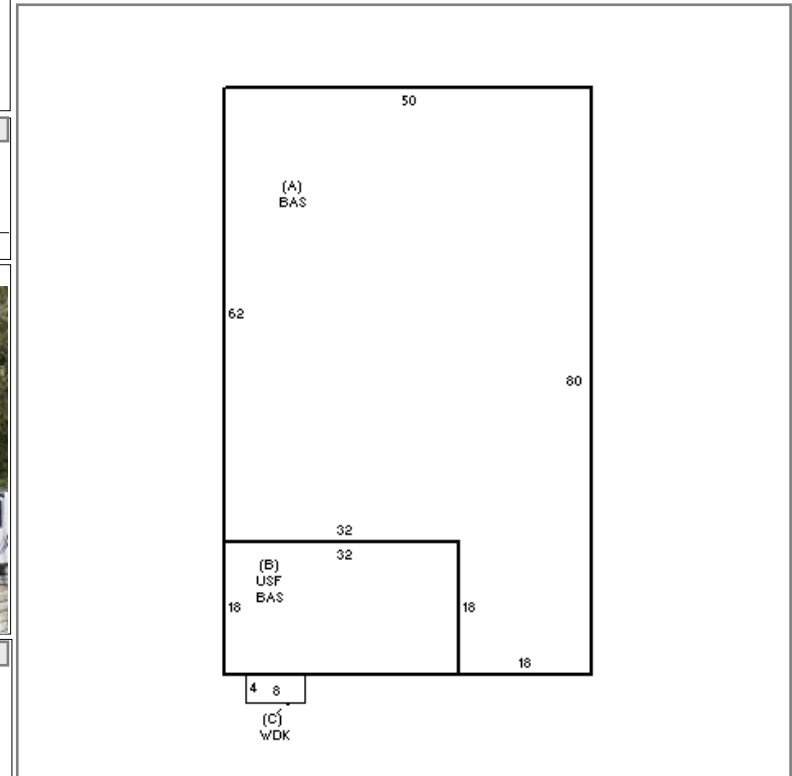
TOTAL	12,284 SF	ZONING		FRNT	82	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	209,200	201,200			
Infl1	AVG		BUILDING	160,200	141,500			
N_Index	AVG		DETACHED	1,200	1,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>370,600</b>	<b>343,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50 36 X 56		2,016	1.20	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2021	RP
MODEL	5		CIM-5	LIST	9/2/2021	EST
STYLE	56	0.85	WAREHOUSE [75%]	REVIEW	9/2/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	4,576	DETAIL ADJ	0.721
\$NLA(RCN)	\$43	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	15	SUSPENDED	0.95
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	3,424	1986	43.35	148,431
B	BAS	L	BASE AREA	576	1986	43.35	24,970
B	USF	L	UP-STRY FIN	576	1986	36.76	21,174
C	WDK	N	WOOD DECK	32		24.50	784

TOTAL RCN	195.359
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$160,200