

Key: 3893

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.957

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COOK JOHN F & LESLEY A COOK 25 HARRISON AVE BUZZARDS BAY, MA 02532-3213				19.4-279-0				25 HARRISON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOK JOHN F & LESLEY A CO					XX		04002-00212				

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	%
990410	07/06/1999	9	DECK	3,000	12/16/1999	MS	100	100

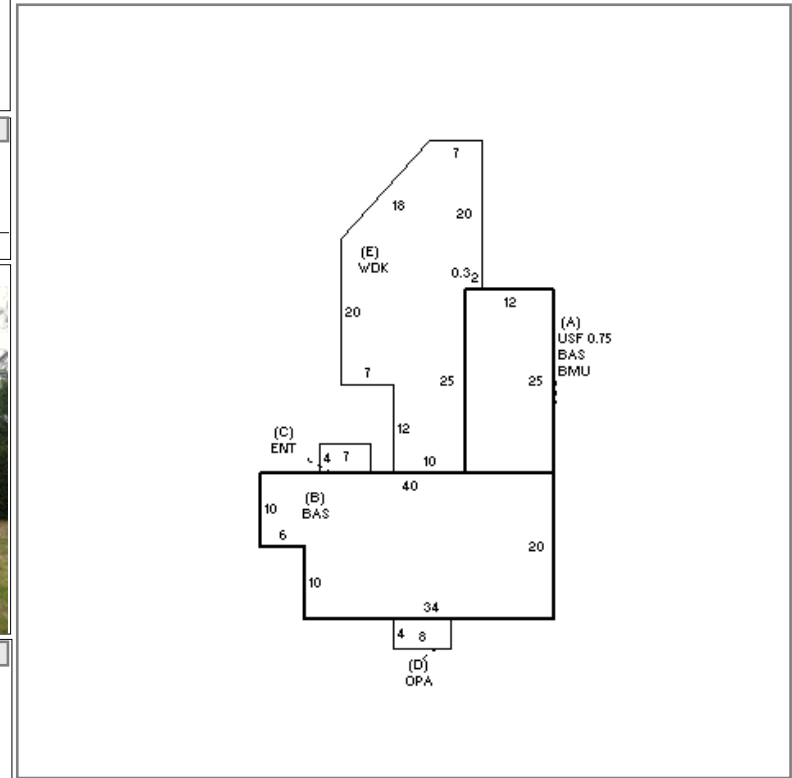
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	27,570 4	1.00	100	1.00	100	1.00	235,700	1.32	A	1.00	R02	1.00		196,890

TOTAL	27,573 SF	ZONING	1	FRNT	515	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N 2 SHEDS ARE FALLING DOWN = N/V, RENEWS O BUSINESS LICENSE YEARLY, BUT HAS NOT BEEN IN T BUSINESS SINCE 1989 E	LAND	196,900	139,400			
Infl1	AVG		BUILDING	250,500	221,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				<b>TOTAL</b>	<b>447,400</b>	<b>361,100</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1931	SIZE ADJ	1.015
NET AREA	1,265	DETAIL ADJ	1.000
\$NLA(RCN)	\$261	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	2		1.00
BATHROOMS	3		1.00
FIXTURES	6		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	4	FLR/WALL(FULL)	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	BMU	N	BSMT UNFINISHED	300		62.93	18,879
A	USF	L	UPPER STORY FIN	225	1931	112.80	25,380
+	BAS	L	BASE AREA	1,040	1931	196.79	204,666
C	ENT	N	ENCLOSED ENTRY	28		86.66	2,427
D	OPA	N	OPEN PORCH	32		83.52	2,673
E	WDK	N	WOOD DECK	648		21.90	14,189
	BMU	N	BSMT UNFINISHED	340		62.93	21,396
	CRL	N	BSMT CRAWL	400		35.12	14,048
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	F21	O	FPL 2S 1OP	1		9,030.50	9,031
	FIX	O	XTRA FIXTURES	1		2,183.60	2,184
	GFP	O	GAS FIREPLACE	1		6,561.00	6,561

TOTAL RCN	329.651
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$250,500