

Key: 3894

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.958

LEGAL

LAND

DETACHED

BUILDING

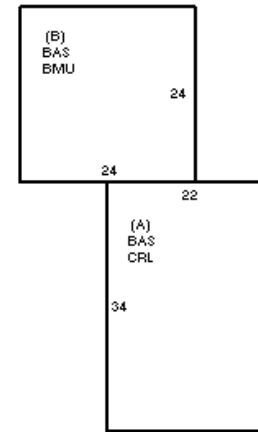
CURRENT OWNER				PARCEL ID				LOCATION			
COOK JOHN F JR 25 HARRISON AVE BUZZARDS BAY, MA 02532-3213				19.4-280-0				19 HARRISON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOK JOHN F JR					XX		04339-00242				

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	%
10667	11/08/2010	3	ALT/RENO		07/27/2012	TL	100	100
		2	ADDITIONS	30,000	07/27/2012	TL	100	100
		12	CYCLICAL				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,655 4		1.00	100 1.00	235,700	1.54	A	1.00	R02 1.00		189,170

TOTAL	22,651 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE does not seem to have frontage on Harrison	LAND	189,200	133,900			
Infl1	AVG		BUILDING	296,400	262,200			
N_Index	AVG		DETACHED	1,000	1,100			
			OTHER	0	0			
			TOTAL	486,600	397,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 50 0.50			136	14.78	1,000



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2018	TL
MODEL	1		RESIDENTIAL	LIST	9/28/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/28/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,324	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	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	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	748		26.07	19,503
A	BAS	L	BASE AREA	748	1940	190.80	142,719
B	BMU	N	BSMT UNFINISHED	576		46.72	26,912
B	BAS	L	BASE AREA	576	2010	190.80	109,902
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485

TOTAL RCN	305.521
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$296,400