

Key: 4054

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.141

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FORLIVESI CARLA 5 KETTLE LANE BUZZARDS BAY, MA 02532				20.1-57-0				12 CYPRESS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FORLIVESI CARLA				07/16/2010	QS	225,000		24689-50			
BARSORIAN CLAIRE TR OF TH				02/25/2009	F	1 23476-71					
COTE ANN K TR OF				09/26/1988	XX	6453-279					

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	%
14602	07/23/2014	15	INSULATE/WEA	2,900	09/03/2014		100	100
11739	11/22/2011	10	WOODSTOVE	850	09/03/2014		100	100
11282	05/31/2011	3	ALT/RENO	3,000	06/06/2011		100	100

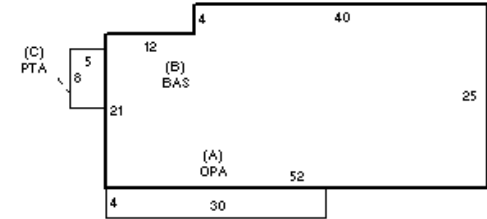
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,280 4		100	1.00	247,485	1.41	A	1.00	PEX	1.05	202,960

TOTAL	25,265 SF	ZONING	1	FRNT	235	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND	203,000	179,600		
Infl1	AVG			BUILDING	192,500	170,400		
N_Index	AVG			DETACHED	15,700	15,000		
				OTHER	0	0		
				TOTAL	411,200	365,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A	0.75 24X24		576	36.34	15,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/16/2022	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/17/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1953	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	240,608
NET AREA	1,252	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	120		65.47	7,856		
\$NLA(RCN)	\$192	OVERALL	0.940	EXT COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	1,252	1953	179.35	224,550		
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	40		14.65	586		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		MST	O	MAS/METAL STACK	2		3,807.80	7,616		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	4	WALL BOARD	0.96										
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	U
																ELECT	A
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$192,500