

Key: 4056

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.143

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| ROGERS PAUL M & AUDRA A ROGERS 15 CYPRESS ST BUZZARDS BAY, MA 02532-3198 | | | | 20.1-59-0 | | | | 15 CYPRESS ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ROGERS PAUL M & ROGERS PAUL M GENDRON EDWIN | | | | 12/18/2001 | F | 14591-275 | 1 | | | | |
| | | | | 02/25/1998 | QS | 134,000 | 11244-103 | | | | |
| | | | | 10/16/1996 | O | 90,000 | N/A-N/A | | | | |

| 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 % |
| 02393 | 06/14/2002 | 3 | ALT/RENO | 400 | 08/17/2022 | SL | 100 100 |
| 02287 | 05/14/2002 | 9 | DECK | 1,000 | 10/31/2003 | TL | 100 100 |
| 200064 | 02/15/2000 | 6 | FENCE | 1,560 | 10/31/2003 | TL | 100 100 |
| 990117 | 03/11/1999 | 4 | DETACH.STRUC | 888 | 06/29/2000 | TL | 100 100 |
| | | 9 | DECK | | 12/13/1999 | MS | 100 100 |

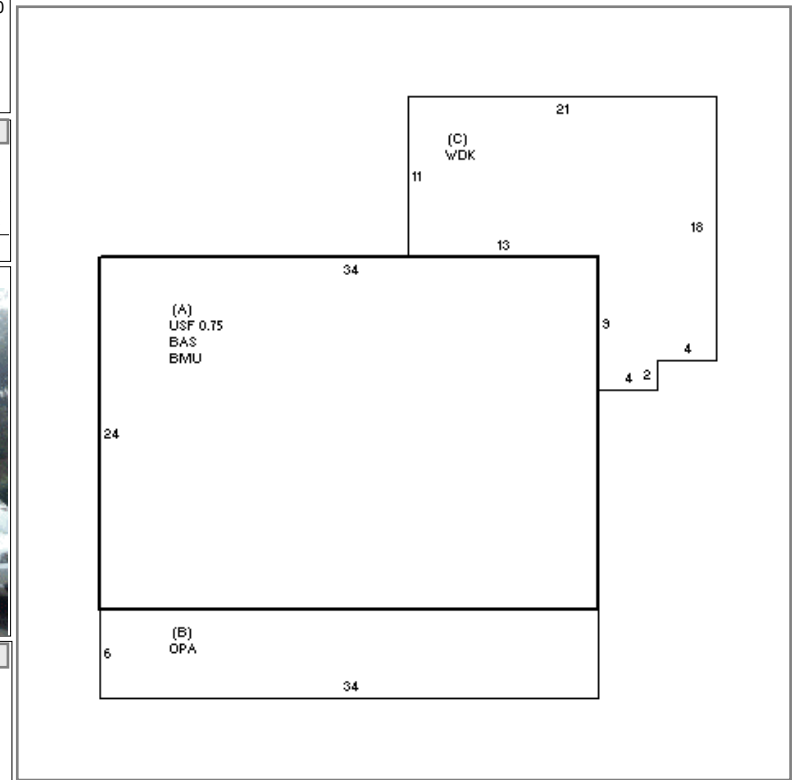
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----|------|------|-----|------------|-----------|
| 100 | S | 40,000 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | R05 | 1.05 | 227,210 |
| 300 | A | 0.780 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | R05 | 1.05 | 13,350 |

| TOTAL | 1.698 Acres | | ZONING | 1 | FRNT | 284 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--|--------|---------------|---------|---------|----------|---------|----------|
| Nbhd | BBAY | | NOTE | | | LAND | 240,600 | 212,900 | |
| Infl1 | AVG | | | LAND BUILDING | 280,800 | 251,400 | | | |
| N_Index | AVG | | | DETACHED | 2,000 | 1,900 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 523,400 | 466,200 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 14 X 12 | | 168 | 15.95 | 2,000 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/17/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/17/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 8/25/2022 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1997 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 330,298 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,428 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 41.45 | 33,826 | | |
| \$NLA(RCN) | \$231 | OVERALL | 1.120 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 816 | 1997 | 225.43 | 183,952 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 612 | 1997 | 123.61 | 75,648 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | OPA | N | OPEN PORCH | 204 | | 66.90 | 13,648 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | C | WDK | N | WOOD DECK | 295 | | 29.44 | 8,685 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,421.00 | 7,263 | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | GFP | O | GAS FIREPLACE | 1 | | 7,275.50 | 7,276 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | U |
| ELECT | A |

| EFF.YR/AGE | 2004 / 18 | |
|------------|-----------|---------|
| COND | 15 | 15 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 15 | % GD 85 |
| RCNLD | \$280,800 | |