Key: 4094

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,179

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BASSETT GEORGE C JR ETUX MINEKO BASSETT 9B ASH CT BUZZARDS BAY, MA 02532	20.3-30-0	52 CYPRESS ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BASSETT GEORGE C JR ETUX	07/12/2006	F	10	21178-167
BASSETT GEORGE C JR	06/17/2003	X		17101-14
BASSETT GEORGE C JR		XX		01482-1107

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

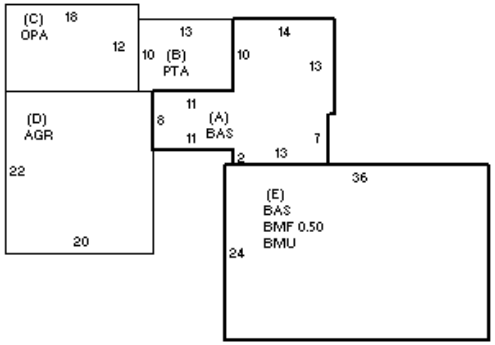
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20063	01/21/2020	15	INSULATE/WEA	6,031			100	100
03556	08/14/2003	3	ALT/RENO	5,700	06/01/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,200	4 1.00	100 1.00	100 1.00	235,700	2.44	A 1.00	R03 1.00			174,340

TOTAL	13,199 SF	ZONING	1	FRNT	162
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,300	154,300
BUILDING	260,000	230,100
DETACHED	0	0
OTHER	0	0
TOTAL	**434,300**	**384,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/23/2021	RP
LIST	8/23/2021	EST
REVIEW	8/23/2021	RP

YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,225	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,225	1958	186.99	229,058
B	PTA	N	PATIO	130		14.21	1,847
C	OPA	N	OPEN PORCH	216		58.54	12,645
D	AGR	N	ATT GARAGE	440		61.48	27,050
E	BMU	N	BSMT UNFINISHED	864		36.27	31,339
E	BMF	N	BSMT FINISH	432		43.58	18,828
	FIX	O	XTRA FIXTURES	2		2,118.20	4,236

TOTAL RCN	325,002

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$260,000