Key: 4097

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,182

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SANCHEZ FRANCISCO JR &	20.3-33-0	41 CYPRESS ST
LAURIE J SANCHEZ		
41 CYPRESS ST		
BUZZARDS BAY, MA 02532-3198		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SANCHEZ FRANCISCO JR &	09/24/1993	QS	110,000	8795-212
CRABTREE JEFFREY S TR	06/21/1993	L	79,000	N/A-N/A
CENTURY BANK AND TRUST	06/02/1993	L	84,000	N/A-N/A

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

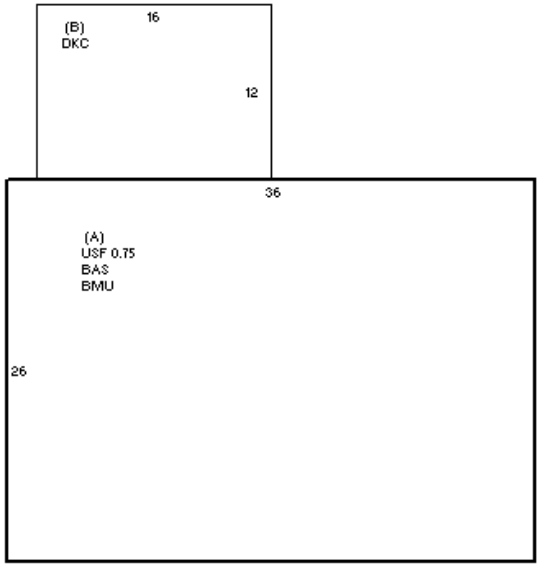
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-634	09/26/2023	15	INSULATE/WEA	3,776			100	100
PL-23-198	07/20/2023	3	ALT/RENO	1,850	10/04/2023		100	100
B-21-394	10/26/2021	3	ALT/RENO	30,395	05/03/2022		100	100
H90	04/17/2020	9	DECK		01/27/2021	TL	100	100
20286	03/26/2020	9	DECK	6,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,650	4 1.00	100 1.00	100 1.00	235,700	2.23	A 1.00	R03 1.00			176,610

TOTAL	14,636 SF	ZONING	1	FRNT	80
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	176,600	156,300
BUILDING	299,900	258,900
DETACHED	24,700	23,500
OTHER	0	0
TOTAL	**501,200**	**438,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 12		120	19.71	2,100
DGF	G 1.20	10 0.90	24 X 24	2019	576	43.60	22,600

PHOTO 07/19/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/18/2019	RP
LIST	7/18/2019	RP
REVIEW	10/4/2023	TL

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	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	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	2	DRYWALL	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	BMU	N	BSMT UNFINISHED	936		41.25	38,609
A	BAS	L	BASE AREA	936	1986	224.32	209,965
A	USF	L	UPPER STORY FIN	702	1986	123.00	86,346
B	DKC	N	DECK-COMPOSITE	192		71.02	13,637
	F21	O	FPL 2S 1OP	1		9,964.70	9,965
	FIX	O	XTRA FIXTURES	3		2,409.07	7,227

TOTAL RCN	365,749

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$299,900