**Key: 4098**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,183

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LEVERSO MARGARET KENNEY<br>37 CYPRESS ST<br>BUZZARDS BAY, MA 02532-3198 | 20.3-34-0 | 37 CYPRESS ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LEVERSO MARGARET KENNEY | 11/23/2011 | H | 1 | 25865-304 |
| LEVERSO MARGARET KENNEY & | 04/01/1994 | A | 98,700 | 9125-065 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

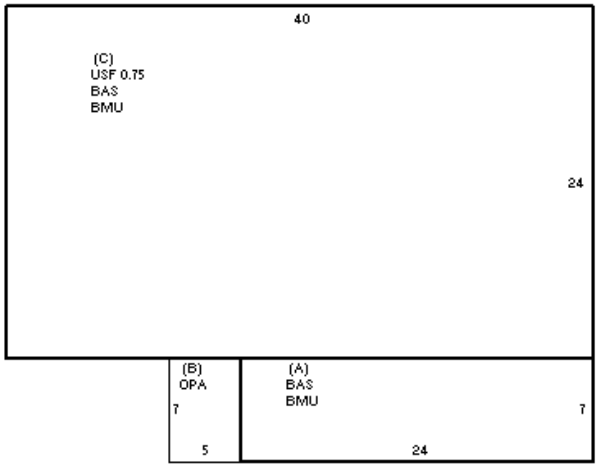
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 14,180 | 4 1.00 | 100 1.00 | 100 1.00 | 235,700 | 2.29 | A 1.00 | R03 1.00 | | | 175,870 |

| TOTAL | 14,201 SF | ZONING | 1 | FRNT | 80 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | BBAY |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 175,900 | 155,700 |
| BUILDING | 301,000 | 266,300 |
| DETACHED | 1,100 | 1,000 |
| OTHER | 0 | 0 |
| TOTAL | **478,000** | **423,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | L 0.90 | 50 0.50 | 12 X 12 | | 144 | 14.78 | 1,100 |

PHOTO 08/23/2021

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

| | | | |
|---|---|---|---|
| YEAR BLT | 1963 | SIZE ADJ | 1.010 |
| NET AREA | 1,848 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $214 | OVERALL | 1.110 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,128 | | 40.88 | 46,113 |
| + | BAS | L | BASE AREA | 1,128 | 1963 | 215.21 | 242,761 |
| B | OPA | N | OPEN PORCH | 35 | | 91.35 | 3,197 |
| C | USF | L | UPPER STORY FIN | 720 | 1963 | 121.90 | 87,769 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,989.00 | 8,989 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,387.57 | 7,163 |

| TOTAL RCN | 395,992 |
|---|---|

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

| EFF.YR/AGE | 1995 / 27 | |
|---|---|---|
| COND | 24 | 24 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 | % GD 76 |
| RCNLD | | $301,000 |