

Key: 4100

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.185

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CURRENT OWNER								PARCEL ID				LOCATION			
MCCUTCHEON JOHN J 25 CYPRESS ST BUZZARDS BAY, MA 02532								20.3-36-0				25 CYPRESS ST			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
MCCUTCHEON JOHN J								10/23/2015	QS	335,000	29224-48				
NEWELL CHRISTOPHER P ETUX								07/09/2013	F	1	27562-193				
NEWELL CHRISTOPHER P								01/07/2005	F	100	()				

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-22-304	05/18/2022	3	ALT/RENO	12,400			100	100
EXB-22-122	03/07/2022	14	SOLAR	5,720			100	100
		3	ALT/RENO		08/31/2020	TL	100	100
		2	ADDITIONS		08/12/2013	DB	100	100
09442	09/16/2009							
01125	03/27/2001	15	INSULATE/WEA	7,000	10/22/2001	TL	100	100

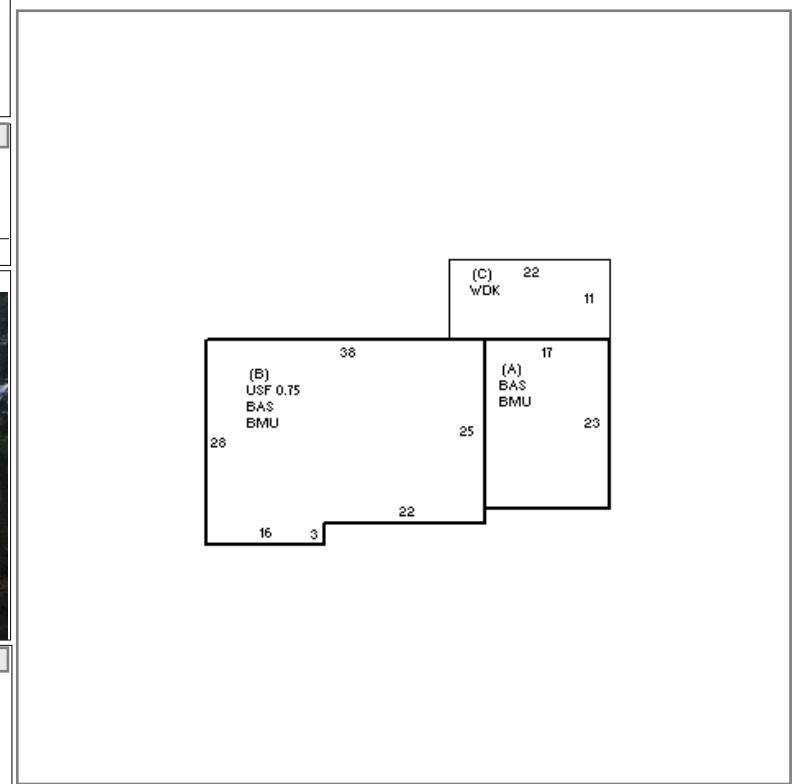
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,460	4	1.00	100	1.00	100	1.00	235,700	1.61	A	1.00	R03	1.00			187,300

TOTAL	21,475 SF	ZONING	1	FRNT	250	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	187,300	165,800
Infl1	AVG		BUILDING	422,700	374,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	610,000	539,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	3/29/2017	DB
MODEL	1		RESIDENTIAL	LIST	3/29/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/31/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,138	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,389		34.35	47,718
\$NLA(RCN)	\$220	OVERALL	1.070	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,389	1968	202.15	280,781
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	749	2010	116.93	87,578
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	242		27.85	6,740
				FLOOR COVER	1	HARDWOOD	1.02		BMF	N	BSMT FINISH	504		47.11	23,746
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		7,665.10	7,665
				HEATING/COOLING	1	FORCED AIR	1.00		F11	O	FPL 1S IOP	1		8,622.20	8,622
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,290.13	6,870
				USE	0		1.00								

TOTAL RCN	469,721
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

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EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$422,700