

Key: 411

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 408

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CUTLER JOHN & TANIA TRS EDGEWATER TRUST PO BOX 1582 SAGAMORE BEACH, MA 02562				4.0-75-0				28 OCEAN PINES DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CUTLER JOHN & TANIA TRS				07/21/2020	F	10	33091-105					
CUTLER JOHN R ETUX				09/22/2011	QS	432,550	25696-43					
KASPER PAUL G &				03/05/1999	QS	69,900	12105-146					

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-23-97	02/21/2023	10	WOODSTOVE	5,600			100	100
EXB-22-520	08/17/2022	3	ALT/RENO	15,831			100	100
14529	07/02/2014	9	DECK	16,000			100	100
12306	05/14/2012	4	DETACH.STRUC	3,600	08/06/2013	DB	100	100
11592	09/30/2011	4	DETACH.STRUC	12,000	06/26/2012	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,887	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	224,030

TOTAL	31,886 SF	ZONING	1	FRNT	210	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	224,000	198,300			
Infl1	AVG		BUILDING	493,000	441,500			
N_Index	AVG		DETACHED	24,000	25,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>741,000</b>	<b>665,400</b>			

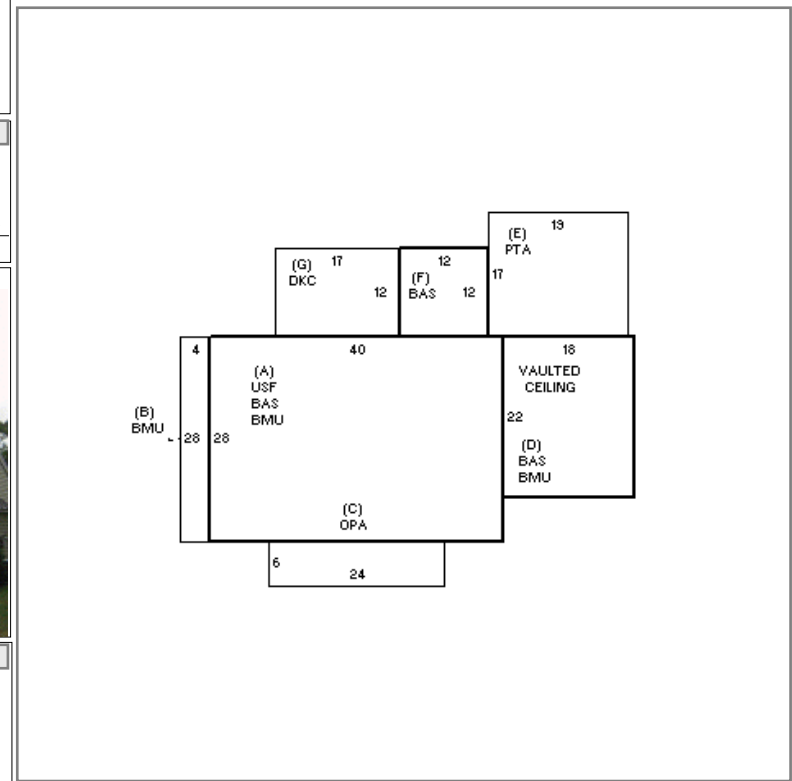
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.30	10 0.90 12 X 26	2005	312	49.89	14,000
SHF	A	1.00	10 0.90 8 X 12			0.00	
SHF	E	1.90	10 0.90 12 X 16		192	30.30	5,200
GHD	E	1.90	10 0.90 8 X 12		96	55.21	4,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/21/2017	BC
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/12/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	601,188
NET AREA	2,780	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,628		33.31	54,235		
\$NLA(RCN)	\$216	OVERALL	1.070	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,120	1999	116.81	130,825		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	144		77.08	11,100		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	PTA	N	PATIO	323		15.28	4,934		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,660	1999	202.86	336,740		
				INT. FINISH	2	DRYWALL	1.00	G	DKC	N	DECK-COMPOSITE	204		70.54	14,391		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	BMG	O		BSMT GARAGE	2		8,008.30	16,017		
				FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		9,008.20	9,008		
				USE	0		1.00	FIX	O		XTRA FIXTURES	7		2,392.57	16,748		
								GFP	O		GAS FIREPLACE	1		7,190.40	7,190		



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

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$493,000