Key: 4215

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,299

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOSTIKIAN TAGOUHI & KHACHATOUR KOSTIKIAN 44 CRANBERRY RD BUZZARDS BAY, MA 02532	20.3-143-0	44 CRANBERRY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOSTIKIAN TAGOUHI &	09/24/2021	QS	350,000	34504-320
SORRENTI JAMES J &	04/15/1998	QS	132,000	11359-57
SCHMITT, LISA. A.	06/15/1992	L	85,000	N/A-N/A

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

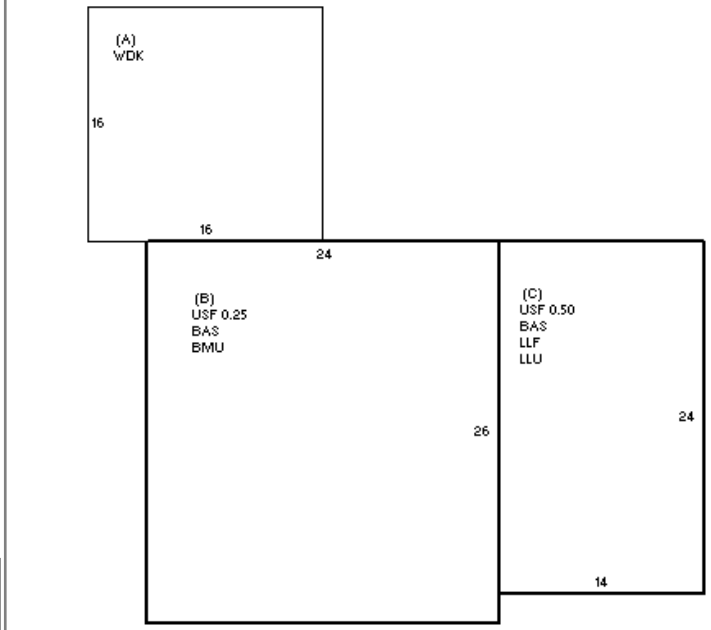
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-264	05/03/2022	15	INSULATE/WEA	800			100	100
EXB-22-59	02/04/2022	15	INSULATE/WEA	3,054			100	100
		3	ALT/RENO		01/25/2022	TL	100	100
SR-21-46	10/08/2021	4	DETACH.STRUC	2,000			100	100
920511	10/01/1992	10	WOODSTOVE	1,200	03/09/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	4 1.00	100 1.00	100 1.00	235,700	2.99	A 1.00	R03 1.00			170,100

TOTAL	10,498 SF	ZONING	1	FRNT	105
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	170,100	150,600
BUILDING	262,800	245,100
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**435,000**	**397,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14	2021	140	16.42	2,100

PHOTO 01/25/2022

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	9/1/2020	TL
LIST	1/25/2022	EST
REVIEW	1/25/2022	TL

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,620	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	2	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	256		27.47	7,031
B	BMU	N	BSMT UNFINISHED	624		48.82	30,461
B	BAS	L	BASE AREA	624	1985	210.30	131,228
+	USF	L	UPPER STORY FIN	324	1985	116.69	37,808
C	LLU	N	LOWER LEVEL UNF	336		43.74	14,698
C	LLF	L	LOWER LEVEL FIN	336	1985	74.45	25,014
C	BAS	L	BASE AREA	336	1985	210.30	70,661
	BMF	N	BSMT FINISH	350		61.97	21,688
	F22	O	FPL 2S 2OP	1		9,778.90	9,779
	FIX	O	XTRA FIXTURES	3		2,258.50	6,776

TOTAL RCN	355,143

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

EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$262,800