Key: 4556

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,641

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DENNEN MATTHEW PO BOX 88 BUZZARDS BAY, MA 02532	23.2-36-0	1 COHASSET AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DENNEN MATTHEW BERGER LEE M & MARSHA MAR	01/15/2016	QS XX	176,000	29396-202 4953-88

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3400	100	GEN OFFICE BLDGS		1	1 of 1

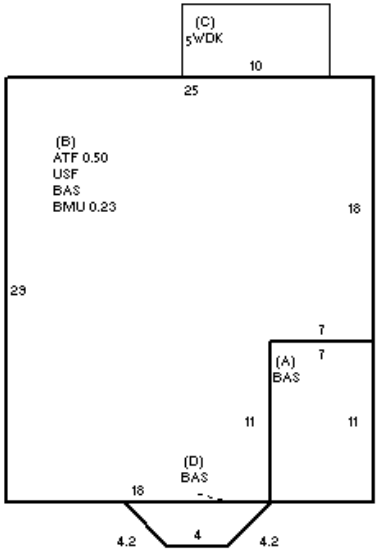
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03586	08/28/2003	5	DEMOLITIONS	5,100	04/30/2004	MJ	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	5,775	C-4 1.00	100 1.00	100 1.00	387,175	2.87	A 1.00	65 0.85			147,440

TOTAL	5,793 SF	ZONING		FRNT	55
Nbhd	BUZZARDS BAY	NOTE	10/18 land lpi .55 tto .85 per sales analysis main st & consistency		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	147,400	141,800
BUILDING	75,200	72,400
DETACHED	400	400
OTHER	0	0
TOTAL	**223,000**	**214,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	30 0.70			500	1.20	400

PHOTO 10/13/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	20	1.00	OFFICE BUILDING [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/13/2020	RP
LIST	10/13/2020	EST
REVIEW	10/13/2020	RP

YEAR BLT	1865	SIZE ADJ	1.000
NET AREA	1,718	DETAIL ADJ	0.969
$NLA(RCN)	$68	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	746	1865	78.25	58,371
B	BMU	N	BSMT UNF	149		18.40	2,742
B	USF	L	UP-STRY FIN	648	1865	66.35	42,996
B	ATF	L	ATTIC	324	1865	37.56	12,169
C	WDK	N	WOOD DECK	50		25.72	1,286

TOTAL RCN	117,564

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$75,200