

Key: 4568

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.655

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MASCETTA DENNIS A 19 WASHINGTON AVE BUZZARDS BAY, MA 02532				23.2-48-0				11 COHASSET AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASCETTA DENNIS A				03/25/2004	F	1	18358-275				
MASCETTA PAULINE M & DENN				03/25/2004	F	100	18358-274				
C SIDE REALTY INC				09/10/1987	QS	85,000	5919-114				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	75	COMMERCIAL-RESID			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07642	10/17/2007	2	ADDITIONS	46,800	10/16/2008	JB	100	100
03506	07/31/2003	6	FENCE	800	09/03/2004	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	7,700	C-4	1.00	100	1.00	100	1.00	387,175	2.46	A	1.00	65	0.85		168,310

TOTAL	7,710 SF	ZONING		FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E 10/18; adj land lpi .55 to .85 per neigh sales & for consistency .. prop appears mix use from ext inscpt -- see bldg comments	LAND	168,300	161,900			
Infl1	AVG		BUILDING	115,600	109,800			
N_Index	AVG		DETACHED	1,400	1,300			
			OTHER	0	0			
			TOTAL	285,300	273,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	F	0.70	50 0.50		1,748	0.84	700
SW2	E	1.90	20 0.80 4X5		20	41.42	700

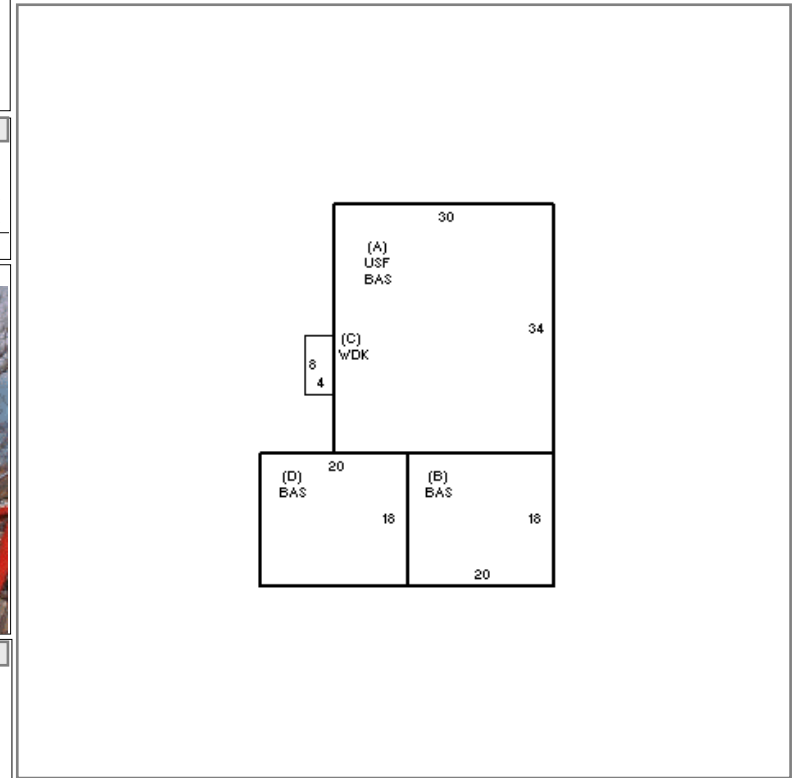


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2018	BC
MODEL	5		CIM-5	LIST	10/12/2018	EST
STYLE	52	1.04	SERVICE GARAGE [37%]	REVIEW	10/12/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,760	DETAIL ADJ	0.882	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,020	1978	58.87	60,051
\$NLA(RCN)	\$56	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	A	USF	L	UP-STRY FIN	1,020	2007	49.92	50,923
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	360	1978	58.87	21,194
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	32		24.50	784
				FLOOR COVER	9	CONCRETE	0.95	D	BAS	L	BASE AREA	360	1978	58.87	21,194
				INT. FINISH	5	OTHER	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				NAF	0		1.00								



G

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,760	DETAIL ADJ	0.882	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,020	1978	58.87	60,051
\$NLA(RCN)	\$56	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	A	USF	L	UP-STRY FIN	1,020	2007	49.92	50,923
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	360	1978	58.87	21,194
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	32		24.50	784
				FLOOR COVER	9	CONCRETE	0.95	D	BAS	L	BASE AREA	360	1978	58.87	21,194
				INT. FINISH	5	OTHER	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				NAF	0		1.00								

TOTAL RCN	154,146
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1993 / 29
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$115,600