

Key: 4569

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.656

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION								
LIMA EDMUNDO F 15 COHASSET AVENUE BUZZARDS BAY, MA 02532		23.2-49-0		15 COHASSET AVE								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
LIMA EDMUNDO F		12/19/2019	QS	134,000	32561-58							
WATERHOUSE WILLIAM H &		06/21/2010	F		24631-187							
WATERHOUSE WINIFRED E		04/20/1995	F	1	9634-281							
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,700 4	1.00	100	1.00	235,700	3.98	A	1.00	R02	1.00	165,710

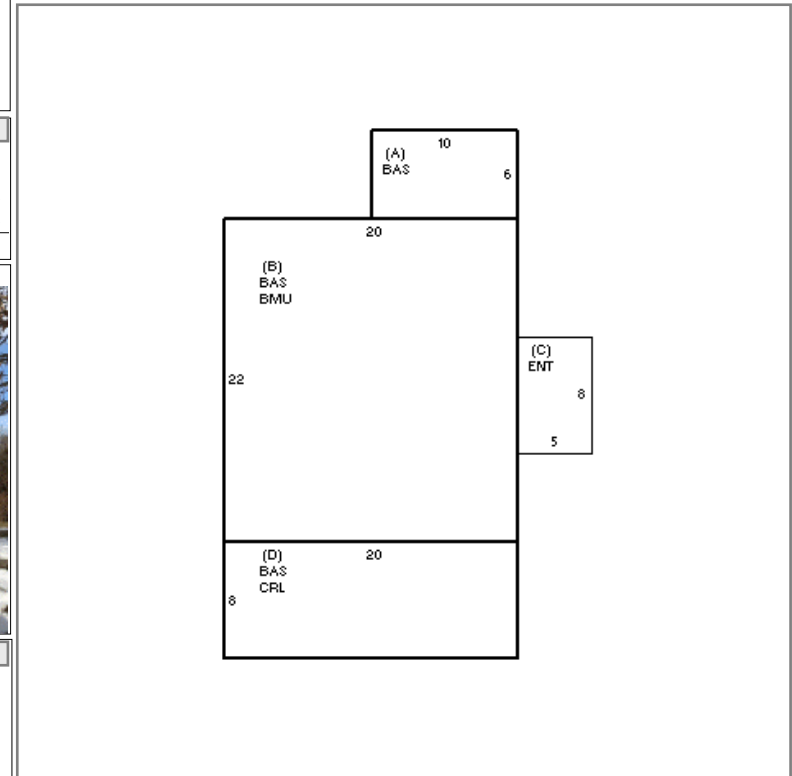
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15737	08/20/2015	3	ALT/RENO	3,300	03/19/2018	TL	100	100

TOTAL	7,710 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	165,700	117,300
Infl1	AVG		BUILDING	71,900	63,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	237,600	181,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/2/2018	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	4/2/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.020
NET AREA	660	DETAIL ADJ	1.000
\$NLA(RCN)	\$248	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	660	1945	204.09	134,697
B	BMU	N	BSMT UNFINISHED	440		45.54	20,039
C	ENT	N	ENCLOSED ENTRY	40		83.63	3,345
D	CRL	N	BSMT CRAWL	160		33.89	5,423

TOTAL RCN	163,504
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	O
EFF.YR/AGE	1963 / 59
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$71,900