

Key: 4570

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.657

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CUTTER TROY & CHANELLE CUTTER 17 COHASSET AVE BUZZARDS BAY, MA 02532				23.2-50-0				17 COHASSET AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUTTER TROY & BRIGHT INVESTMENT PROP LL				02/26/2021	QS	365,000	33837-77				
				09/21/2020	U	180,200	33277-130				
				05/02/2016	L	172,500	29621-101				

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-22-136	03/15/2022	15	INSULATE/WEA	5,333			
		3	ALT/RENO		04/05/2021	RP	100 100
950277	06/06/1995	3	ALT/RENO	4,200	08/27/1996	JS	100 100

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	100	1.00					165,710
TOTAL		7,710 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS			
Nbhd	BBAY	NOTE	LAND	165,700	117,300							
Infl1	AVG		BUILDING	278,600	246,600							
N_Index	AVG		DETACHED	0	0							
			OTHER	0	0							
TOTAL				444,300	363,900							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/5/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/5/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.010
NET AREA	1,556	DETAIL ADJ	1.000
\$NLA(RCN)	\$218	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,256	1945	197.46	248,005
+	BMU	N	BSMT UNFINISHED	860		38.30	32,941
D	ENT	N	ENCLOSED ENTRY	28		88.80	2,486
E	OPA	N	OPEN PORCH	21		99.89	2,098
	USF	L	UPPER STORY FIN	300	1945	115.58	34,674
	F11	O	FPL 1S 1OP	1		8,422.10	8,422
	FIX	O	XTRA FIXTURES	5		2,236.94	11,185

TOTAL RCN	339,810
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$278,600

