

Key: 4577

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.663

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BUZZARDS BAY WATER DISTRICT PO BOX 243 BUZZARDS BAY, MA 02532				23.2-57-0				35 COHASSET AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUZZARDS BAY WATER DISTRI				05/21/2015	L	132,500	28881-193				
MCKEOWN JOHN THOMAS				11/10/2014	F		28497-235				
MCKEOWN SUZANNE M				07/18/2003	F	1	17282-116				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9390	100	IMP.DISTRICT				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09666	12/23/2009	9	DECK	1,500	10/07/2010		100	100
09289	07/01/2009	2	ADDITIONS	29,850	09/28/2010	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,350 4		100	1.00	235,700	4.15	A	1.00	R02	1.00	165,160

TOTAL	7,362 SF	ZONING	3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND	165,200	116,900		
Infl1	AVG		BUILDING	72,000	69,200			
N_Index	AVG		DETACHED	13,200	12,600			
			OTHER	0	0			
				TOTAL	250,400	198,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	V	1.30 20 0.80	24 X 13	1945	312	52.78	13,200



BUILDING	CD	ADJ	DESC	MEASURE	12/6/2016	BC
MODEL	5		CIM-5	LIST	12/6/2016	BC
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	12/6/2016	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	835	DETAIL ADJ	0.958
\$NLA(RCN)	\$116	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
A	BAS	L	BASE AREA	40	1945	100.95	4,038
B	BMU	N	BSMT UNF	608		18.40	11,187
+	BAS	L	BASE AREA	795	1945	100.95	80,255
D	WDK	N	WOOD DECK	72		24.50	1,764

TOTAL RCN	97,244
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$72,000

