

Key: 4580

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.666

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FORLIVESI CARLA J 5 KETTLE LANE BUZZARDS BAY, MA 02532-5658				23.2-60-0				25 COHASSET AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORLIVESI CARLA J					XX		01441-0216				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19904	09/25/2019	3	ALT/RENO	3,800	05/10/2022	TL	100	100
07201	04/30/2007	4	DETACH.STRUC	100	06/01/2007	MM	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	1.00	100	1.00	100	1.00	235,700	4.15	A	1.00	R02 1.00	165,160

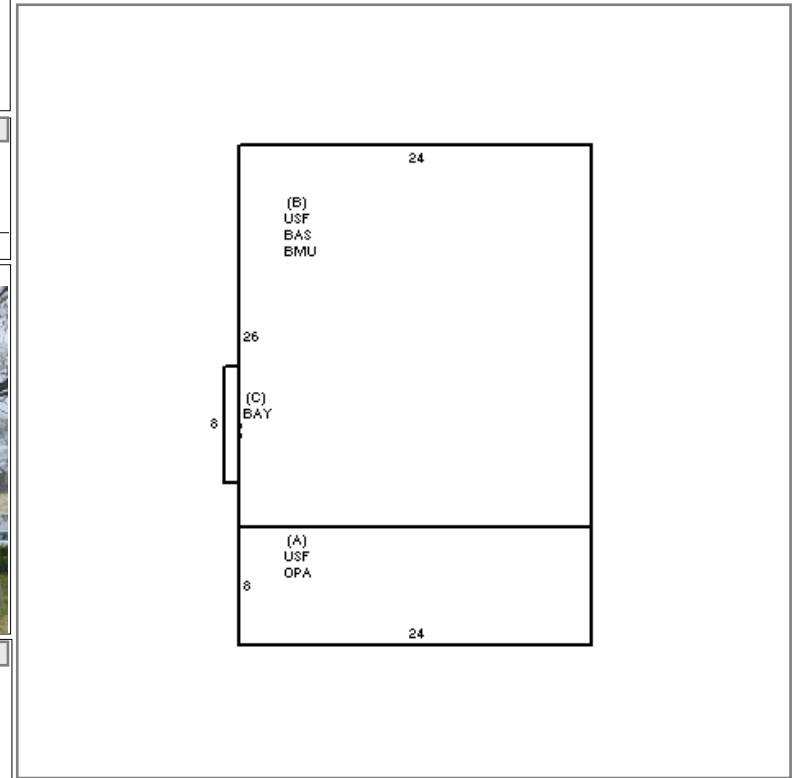
TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	165,200	116,900			
Infl1	AVG		BUILDING	224,400	198,600			
N_Index	AVG		DETACHED	11,100	10,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>400,700</b>	<b>326,100</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 12 X 18		216	46.93	9,100
SHF	A	1.00	A 0.75 6 X 6		36	17.61	500
SHF	A	1.00	10 0.90 10 X 10	2007	100	16.90	1,500



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2022	TL
MODEL	1		RESIDENTIAL	LIST	5/10/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,448	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$204	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	8	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	2	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	192		70.32	13,502
+	USF	L	UPPER STORY FIN	816	1900	115.82	94,510
B	BMU	N	BSMT UNFINISHED	624		49.52	30,903
B	BAS	L	BASE AREA	624	1900	221.93	138,483
C	BAY	L	BAYWINDOW	8	1900	194.88	1,559
	F21	O	FPL 2S 1OP	1		9,477.60	9,478
	FIX	O	XTRA FIXTURES	3		2,291.30	6,874

TOTAL RCN	295,309	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$224,400	