Key: 4581

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,667

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ZAPPALA JOHN J TRS JJZ INVESTMENT TRUST PO BOX 725 SAGAMORE BEACH, MA 02562	23.2-61-0	12-A COHASSET AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ZAPPALA JOHN J TRS	03/31/2021	U	195,000	33965-108
FORLIVESI CARLA J	09/02/1988	XX		1251+-46+

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,850	4 1.00	100 1.00	100 1.00	235,700	6.14	A 1.00	R02 1.00			161,230

TOTAL	4,835 SF	ZONING	1	FRNT	58

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

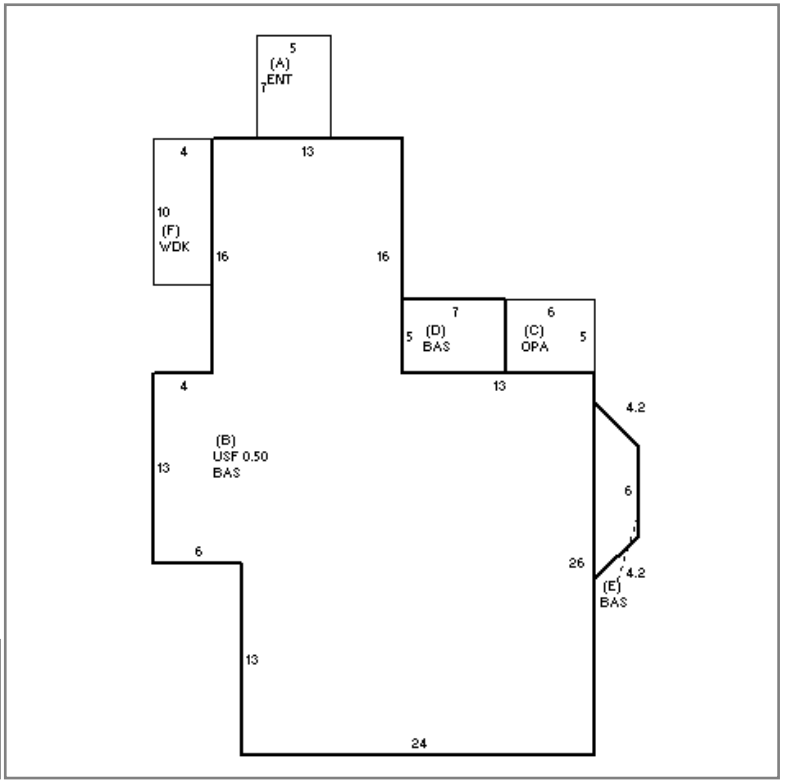
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	161,200	114,200
BUILDING	222,500	197,000
DETACHED	0	0
OTHER	0	0
TOTAL	383,700	311,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/14/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/14/2020	RP
LIST	10/14/2020	EST
REVIEW	10/14/2020	RP

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,427	DETAIL ADJ	1.000
$NLA(RCN)	$200	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	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	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ENT	N	ENCLOSED ENTRY	35		90.96	3,184
+	BAS	L	BASE AREA	972	1920	213.36	207,382
B	USF	L	UPPER STORY FIN	455	1920	118.38	53,865
C	OPA	N	OPEN PORCH	30		87.65	2,630
F	WDK	N	WOOD DECK	40		68.19	2,727
	CPC	O	CAPE CELLAR	1		4,062.60	4,063
	FIX	O	XTRA FIXTURES	5		2,291.24	11,456

TOTAL RCN 285,306

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $222,500