Key: 4582

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,668

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ZAPPALA JOHN J TRS 14 COHASSET AVE REALTY TRUST PO BOX 725 SAGAMORE BEACH, MA 02562	23.2-62-0	14 COHASSET AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ZAPPALA JOHN J TRS	03/31/2021	U	90,000	33965-221
FORLIVESI CARLA J	09/02/1988	XX		1251+-46+

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	%

LAND

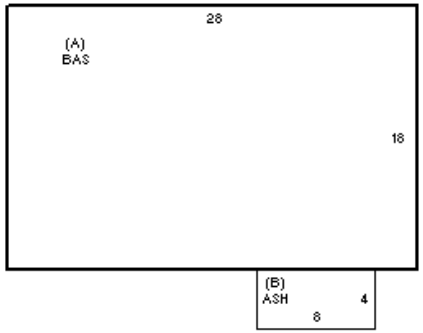
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,738	4 1.00	100 1.00	100 1.00	235,700	7.89	A 1.00	R02 1.00			159,490

TOTAL	3,746 SF	ZONING	1	FRNT	42

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	159,500	112,900
BUILDING	72,600	64,300
DETACHED	0	0
OTHER	0	0
TOTAL	**232,100**	**177,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/07/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	3	1.00	FRAME W/ VENEER [100%]

MEASURE	9/7/2022	SL
LIST	9/7/2022	EST
REVIEW	9/7/2022	SL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	504	DETAIL ADJ	1.000
$NLA(RCN)	$190	OVERALL	0.850

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	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	2	SLAB	0.95
EXT COVER	7	STUCCO	1.20
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	504	1950	188.26	94,883
B	ASH	N	ATT SHED	32		21.57	690

TOTAL RCN	95,573

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			$72,600