

Key: 4589

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.675

LEGALS

LAND

DETACHED

BUILTING

CURRENT OWNER		PARCEL ID	LOCATION			
CUMMINGS CLAUDETTE S TRS CUMMINGS TRUST 28 COHASSET AVENUE BUZZARDS BAY, MA 02532		23.2-69-0	28 COHASSET AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CUMMINGS CLAUDETTE S TRS		05/19/2015	F	28877-167		
CUMMINGS PAUL F & CLAUDET		04/21/2011	F	25395-67	1	
CUMMINGS PAUL F &		03/10/1997	XX	10644-92		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16024	01/15/2016	15	INSULATE/WEA	1,400	06/23/2016	RJM	100	100
12841	11/21/2012	3	ALT/RENO	3,000	05/13/2014	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 4	1.00	100	1.00	235,700	5.97	A	1.00	R02	1.00	161,470

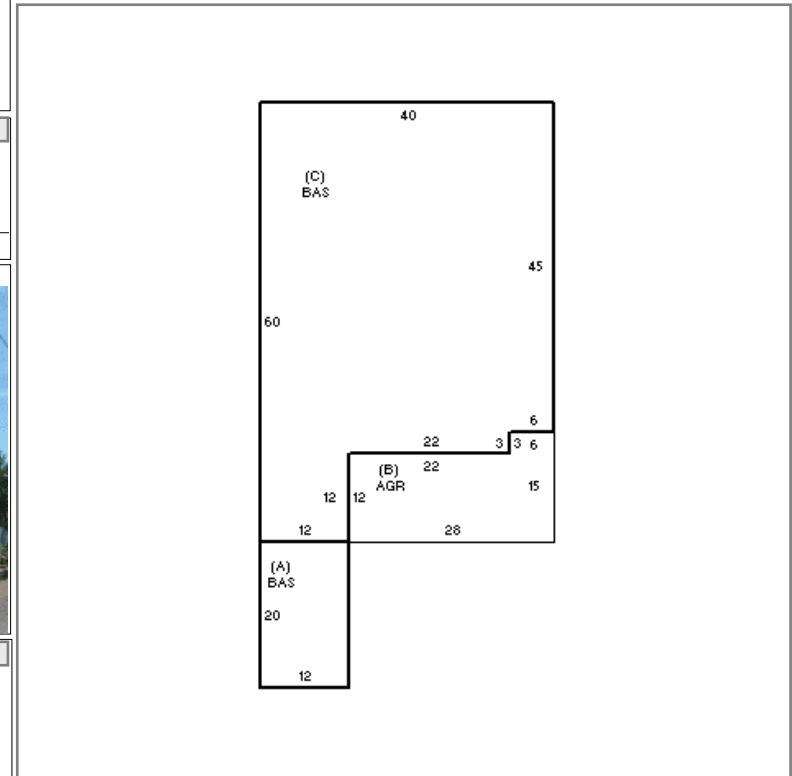
TOTAL	5,009 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E 5/18; per bldg dept, class code change from com 3320 to res 1010	LAND	161,500	114,300		
Infl1	AVG		BUILDING	224,700	198,800		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	386,200	313,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/10/2018	TL
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [90%]			

YEAR BLT	1960	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,286	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$137	OVERALL	0.680	EXT COVER	1	WOOD SHINGLE	1.02
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/COMP SHIN	1.00
				FLOOR COVER	21	COMBO	1.00
				INT. FINISH	4	WALL BOARD	0.96
				HEATING/COOLING	1	FORCED AIR	1.00
				FUEL SOURCE	2	GAS	1.00
				USE	0		1.00



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	312,028
A	BAS	L	BASE AREA	240	2011	117.45	28,188	CONDITION ELEM	CD
B	AGR	N	ATT GARAGE	354		47.70	16,885	EXTERIOR	F
C	BAS	L	BASE AREA	2,046	1960	117.45	240,307	INTERIOR	A
	ATU	N	ATTIC UNF	840		28.26	23,737	KITCHEN	A
	FIX	O	XTRA FIXTURES	2		1,455.30	2,911	BATHS	A
								HEAT	O
								ELECT	O

EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$224,700