

Key: 4592

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.678

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MULHERN MACKENZIE 34 COHASSET AVE BUZZARDS BAY, MA 02532				23.2-72-0				34 COHASSET AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MULHERN MACKENZIE				12/17/2021	QS	400,000	34761-199				
DAVIES THERESA				04/30/2014	H	90,000	28117-40				
VAN AUKEN JOSEPH & GARY &				12/05/2000	F	1	13407-288				

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	%
EXB-23-111	02/28/2023	15	INSULATE/WEA	1,059				100
17406	06/01/2017	6	FENCE	800				100
16650	08/02/2016	3	ALT/RENO	4,000	03/20/2018	TL		100
16506	06/15/2016	4	DETACH.STRUC	400	12/27/2016			100
16385	05/13/2016	4	DETACH.STRUC		12/27/2016			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		100	1.00	235,700	5.97	A	1.00	R02	1.00	161,470

TOTAL	5,009 SF	ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	161,500	114,300			
Infl1	AVG		BUILDING	232,700	205,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		394,200	320,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 10	2016		0.00	



PHOTO 03/20/2018

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/15/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/15/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,035	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	622	1930	228.63	142,207
\$NLA(RCN)	\$229	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	90		48.77	4,389
				ROOF SHAPE	1	GABLE	1.00	C	CRL	N	BSMT CRAWL	550		28.47	15,660
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	413	1930	121.96	50,369
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	140		76.05	10,647
				INT. FINISH	1	PLASTER	1.00	E	CAN	N	CANOPY	36		15.12	544
				HEATING/COOLING	1	FORCED AIR	1.00	CPC	O	O	CAPE CELLAR	1		4,185.20	4,185
				FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	4		2,360.30	9,441
				USE	0		1.00								

TOTAL RCN	237,444	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			V
KITCHEN			V
BATHS			V
HEAT			U
ELECT			U

