

Key: 4607

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.694

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
BUZZARDS BAY AERIE #3741 FRATERNAL ORDER OF EAGLES INC PO BOX 355 BUZZARDS BAY, MA 02532-0355		23.2-87-0	39 COHASSET AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
			XX		02919-00253

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9540	100	FUNC HALLS.COMM CNTR			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
920622	12/16/1992	9	DECK	300	02/04/1993	JS	0	100

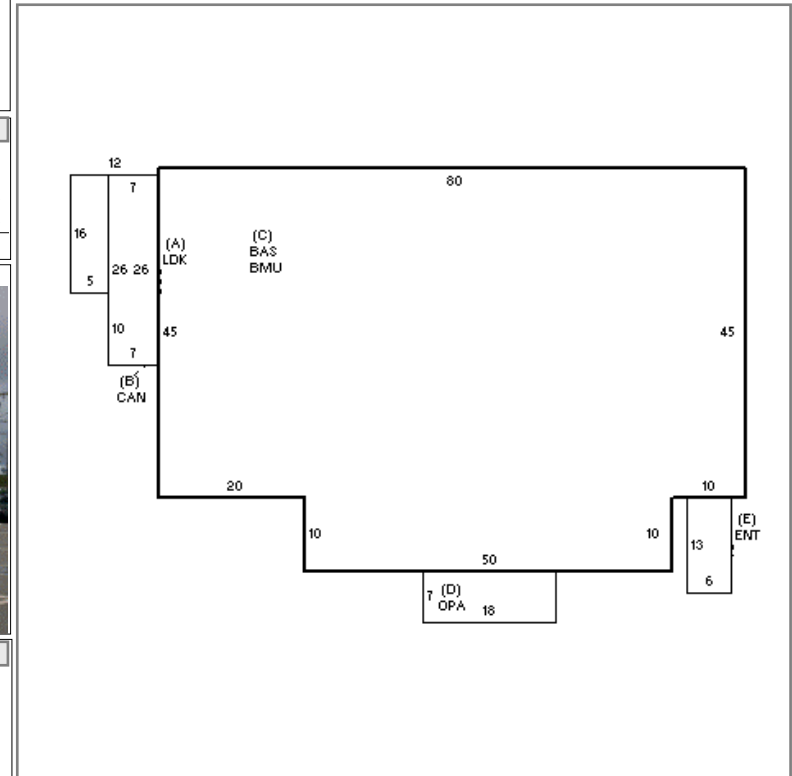
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	10,600	C-4	1.00	100	1.00	100	1.00	387,175	2.07	A	1.00	65	0.85		195,230

TOTAL	10,585 SF	ZONING	1	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE Fraternal Order of Eagles	LAND	195,200	187,700			
Infl1	AVG		BUILDING	240,900	231,600			
N_Index	AVG		DETACHED	7,200	6,900			
			OTHER	0	0			
			TOTAL	443,300	426,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CLR	A	1.00	20 0.80 8X12		96	30.30	2,300
SW2	A	1.00	10 0.90 9X8		72	21.80	1,400
SP2	A	1.00	10 0.90 9X4		36	108.70	3,500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2017	BC
MODEL	5		CIM-5	LIST	9/27/2017	BC
STYLE	71	1.10	CLUB/LODGE/HALL [100%]	REVIEW	1/23/2019	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,900	DETAIL ADJ	1.177	FOUNDATION	4	FLR & WALL	1.00	A	LDK	N	LOADING DOCK	262		18.80	4,926
\$NLA(RCN)	\$70	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	CAN	N	CANOPY	182		13.00	2,366
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNF	4,100		18.40	75,440
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BASE AREA	4,100	1950	68.05	278,986
				FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	126		16.10	2,029
				INT. FINISH	3	WOOD PANEL	1.05	E	ENT	N	ENCL ENTRY	78		28.00	2,184
				HEATING/COOL	1	FORCED AIR	1.00		BMF	L	BSMT FIN	1,800	1950	27.44	49,385
				FUEL SOURCE	1	OIL	1.00								
				NAF	0		1.00								

TOTAL RCN	415,316	
CONDITION ELEM	CD	
EXTERIOR	F	A
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1971 / 51	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD	\$240,900	