Key: 4608

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,695

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PIDGEON CHERYLL A & RICHARD F PIDGEON TR PIDGEON TRUST 5 PENELOPE RD BOURNE, MA 02532	23.2-88-0	61 COHASSET AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PIDGEON CHERYLL A & RICHA	12/03/2013	F	1	27860-120
PIDGEON RICHARD F &	06/07/2012	F	100	26396-116
MOORE LAWRENCE W	12/09/2008	QS	350,000	23303-275

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE	6	1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
970085	02/28/1997	3	ALT/RENO	7,800	04/07/1998	JS	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	6,120	C-4 1.00	100 1.00	100 1.00	387,175	2.78	A 1.00	65 0.85			151,420

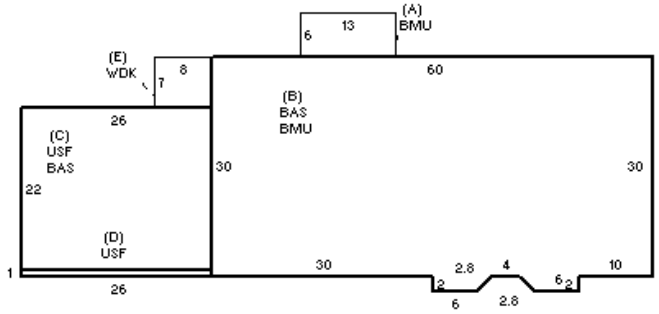
TOTAL	6,098 SF	ZONING		FRNT	82
Nbhd	BUZZARDS BAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	151,400	145,600
BUILDING	231,500	222,600
DETACHED	4,200	3,900
OTHER	0	0
TOTAL	**387,100**	**372,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	30 0.70			5,000	1.20	4,200

PHOTO 06/28/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	45	1.20	DRY CLEAN/LAUND [81%]
QUALITY	G	1.10	GOOD [99%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/28/2019	RP
LIST	6/28/2019	
REVIEW		

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,998	DETAIL ADJ	1.129
$NLA(RCN)	$92	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	25	1.01
% SPINKLERS	75	1.01

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	78		18.58	1,449
B	BMU	N	BSMT UNF	1,828		18.58	33,971
+	BAS	L	BASE AREA	2,400	1940	82.09	197,007
C	USF	L	UP-STRY FIN	572	1940	69.61	39,816
D	USF	L	UP-STRY FIN	26	1940	69.61	1,810
E	WDK	N	WOOD DECK	56		27.22	1,524

TOTAL RCN	275,578

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V

EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$231,500