

Key: 4962

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.089

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COGGESHALL HAYDON S ETUX MARY JO COGGESHALL 46 KEENE ST BOURNE, MA 02532				24.1-53-0				46 KEENE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COGGESHALL HAYDON S ETUX				10/03/2013	QS	432,900	27736-263				
FRASER JAMES L TR OF THE				11/16/2007	F		22476-235				
FRASER JAMES L & NONIE H				04/24/2000	X		()				

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	%
20305	04/10/2020	3	ALT/RENO		10/25/2022	SL	100	100
20088	01/31/2020	15	INSULATE/WEA	12,500	04/20/2021		100	100
07400	07/09/2007	3	ALT/RENO	9,400	08/08/2008	DB	100	100


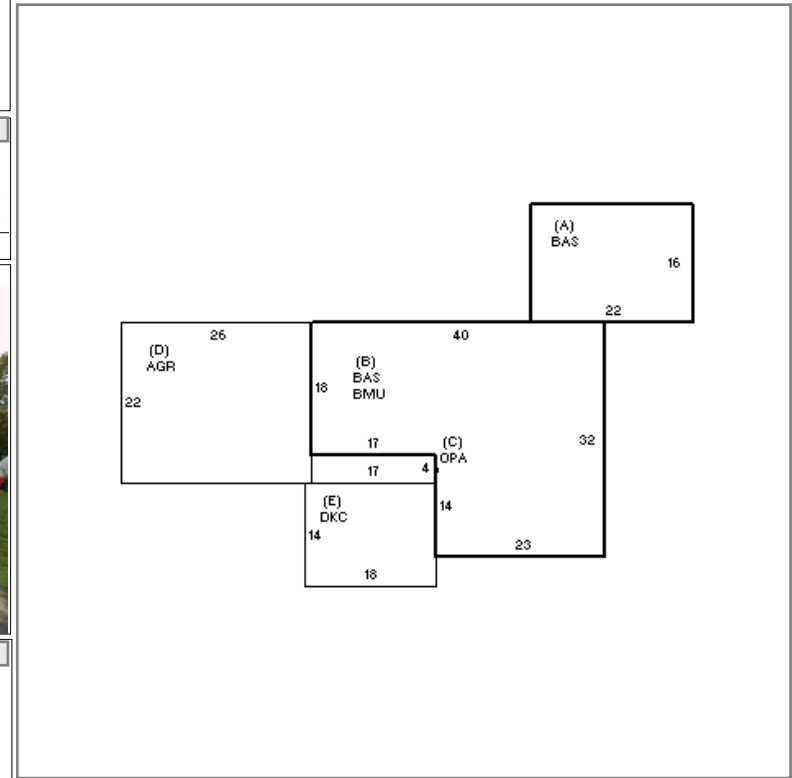
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,500	6	1.00	100	1.00	100	1.00	589,250	2.56	A	1.00	CEX	2.50			433,090

TOTAL	12,502 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE view of canal	LAND	433,100	383,300			
Infl1	AVG		BUILDING	305,300	254,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	738,400	637,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/25/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/25/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/25/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,394	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,394	1960	198.43	276,617
\$NLA(RCN)	\$281	OVERALL	1.040	EXT COVER	15	VINYL SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,042		38.49	40,109
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	68		80.89	5,501
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	AGR	N	ATT GARAGE	572		65.24	37,318	
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	DKC	N	DECK-COMPOSITE	252		66.28	16,703	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,463.80	8,464	
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	3		2,248.07	6,744	
FIXTURES	8	1.00	FUEL SOURCE	2	GAS	1.00									
GARAGE CAPACITY	2	1.00	USE	0		1.00									
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	391,455
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$305,300