

Key: 5144

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.279

LEGAL

LAND

DETACHED

BUILDING

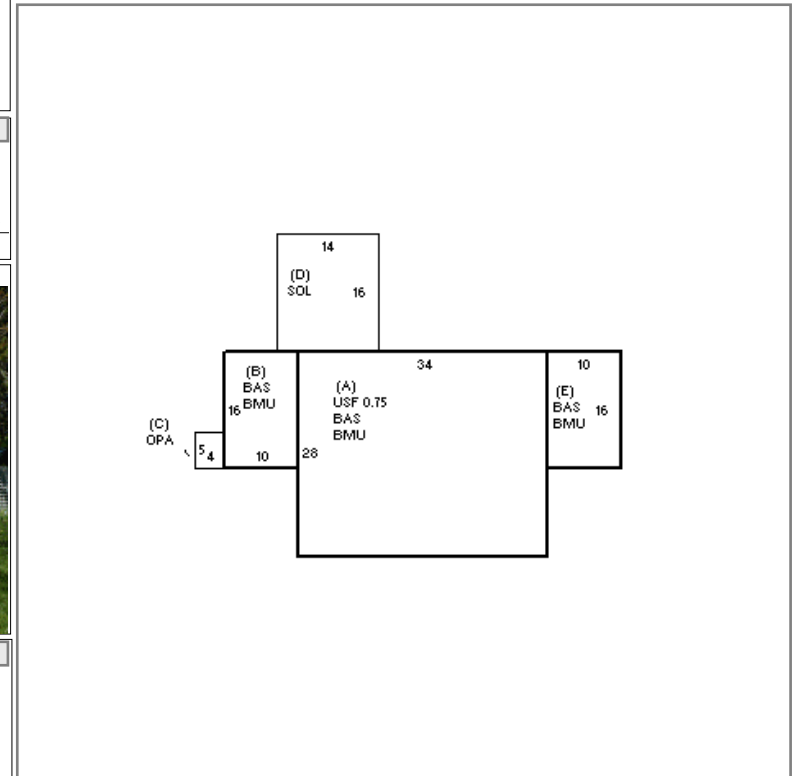
CURRENT OWNER				PARCEL ID				LOCATION			
ROBINSON HOWARD C & LAUREN L ROBINSON 47 COTUIT ROAD BOURNE, MA 02532-3904				24.3-62-0				47 COTUIT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBINSON HOWARD C &					XX		02862-0290				

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	%
17958	11/27/2017	3	ALT/RENO	9,200			100	100
990743	12/02/1999	2	ADDITIONS	50,000	09/18/2000	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,865 6		1.00 100	1.00 100	212,130	2.68	A	1.00 R04	0.90		155,020

TOTAL	11,848 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	155,000	152,400			
Infl1	AVG		BUILDING	357,600	316,400			
N_Index	AVG		DETACHED	11,700	23,200			
			OTHER	0	0			
			TOTAL	524,300	492,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	22 X 30		660	35.32	11,700



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/8/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/23/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.010
NET AREA	1,986	DETAIL ADJ	1.000
\$NLA(RCN)	\$222	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,272		35.82	45,557
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	952	1940	210.75	200,631
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	714	1940	121.90	87,038
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	320	1999	210.75	67,439
FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	20		106.56	2,131
INT. FINISH	1	PLASTER	1.00	D	SOL	N	SOLARIUM	224		96.68	21,657
HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP		1		9,875.80	9,876
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES		3		2,387.57	7,163
USE	0		1.00								

TOTAL RCN	441,491
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$357,600