

Key: 5148

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.283

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
CRABTREE LORRAINE T 56 COTUIT RD BOURNE, MA 02532										24.3-67-0				56 COTUIT RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
CRABTREE LORRAINE T										03/10/2021	F		1 (225571)				
CRABTREE LORRAINE T										07/19/2013	F		(78090)				
CRABTREE JAMES E &										05/11/1979	F		(78090)				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	6	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00 R04	0.90	194,750
300	A	1,122	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00 R04	0.90	16,460

TOTAL	2.040 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	also owns 24.3/67.01			LAND	211,200	207,700
Infl1	AVG			BUILDING	233,100	206,300			
N_Index	AVG			DETACHED	0	0			
				OTHER	149,700	132,500			
				<b>TOTAL</b>	<b>594,000</b>	<b>546,500</b>			

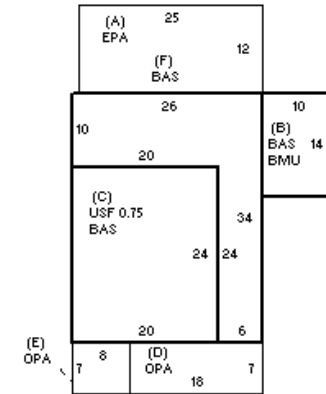
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/29/2022	VER
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/29/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1892	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,384	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	300		70.18	21,055
\$NLA(RCN)	\$222	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	140		66.05	9,246
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,024	1892	206.54	211,493
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	360	1892	118.39	42,619
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	182		70.32	12,798
				INT. FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		9,477.60	9,478
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E-20-118	07/20/2020	3	ALT/RENO	14,000	05/05/2022		100	100
B-20-154	06/15/2020	3	ALT/RENO	20,000	05/05/2022	TL	100	100
B-20-117	05/20/2020	3	ALT/RENO	1,000	05/05/2022		100	100
13807	11/18/2013	10	WOODSTOVE	1,000	12/11/2013		100	100
12543	08/09/2012	3	ALT/RENO	6,900	12/11/2013		100	100



TOTAL RCN	306.689	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	uc
ECON	0	
DEPR	24	% GD 76
RCNLD	\$233,100	

