

Key: 5151

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.287

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROBBINS NICHOLAS 40 COTUIT ROAD BOURNE, MA 02532				24.3-69-0				40 COTUIT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBBINS NICHOLAS				06/12/2019	QS	295,000	32082-179				
MONTALBANO MARY V				12/26/2012	F		26983-203+4				
MONTALBANO ANDREW &				08/28/1995	QS	120,000	9816-20				

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	%
EXB-20-534	12/19/2020	3	ALT/RENO	13,746			100	100

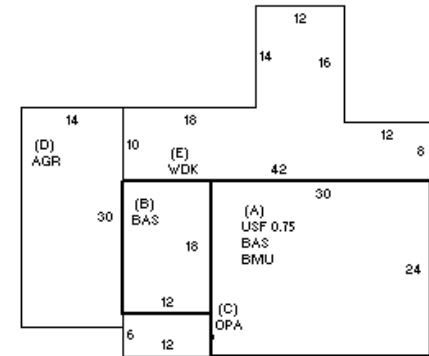
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,830 6		1.00	1.00	212,130	3.92	A	1.00	R04	0.90	149,320

TOTAL	7,841 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	149,300	146,800
Infl1	AVG		BUILDING	285,200	252,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	434,500	399,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/22/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,476	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		50.93	36,667
A	USF	L	UPPER STORY FIN	540	1975	121.74	65,737
+	BAS	L	BASE AREA	936	1975	219.39	205,353
C	OPA	N	OPEN PORCH	72		84.79	6,105
D	AGR	N	ATT GARAGE	420		68.38	28,719
E	WDK	N	WOOD DECK	564		23.63	13,328
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	2		2,355.95	4,712

TOTAL RCN	370,366
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$285,200