

Key: 5152

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.288

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MATZDORFF JEFFREY S & MELODY J				24.3-70-0				44 COTUIT RD				
44 COTUIT ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BOURNE, MA 02532				MATZDORFF JEFFREY S & MEL				09/27/2018	QS	237,000	31558-199	
				CUNNINGHAM ISABEL F				01/20/2006	N		20669-123	
				CUNNINGHAM DONALD W &					XX		5419-61	

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	%
11453	08/05/2011	15	INSULATE/WEA	3,000	10/04/2011			100
950025	01/19/1995	3	ALT/RENO	6,000	08/21/1996	JS		100

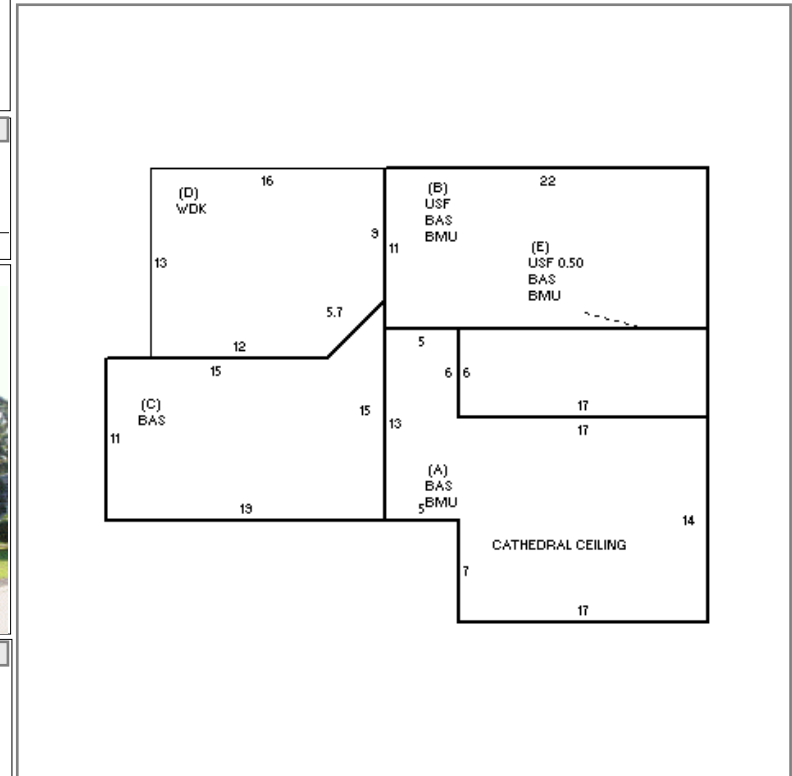
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,880 6		1.00 100	1.00 100	212,130	3.49	A	1.00 R04	0.90		150,800

TOTAL	8,886 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	150,800	148,300			
Infl1	AVG		BUILDING	163,500	144,600			
N_Index	AVG		DETACHED	5,100	3,900			
			OTHER	0	0			
			TOTAL	319,400	296,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 50 0.50			240	42.24	5,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/8/2018	TL
MODEL	1		RESIDENTIAL	LIST	1/8/2018	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1910	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	243,957		
NET AREA	1,157	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	647		46.72	30,229	CONDITION ELEM	CD		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	BAS	L	BASE AREA	303	1910	201.28	60,987	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	242	1995	111.68	27,027	INTERIOR	F		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	561	1910	201.28	112,918	KITCHEN	F		
				FLOOR COVER	35	W/W-VINYL	1.00	D	WDK	N	WOOD DECK	200		35.50	7,100	BATHS	F		
				INT. FINISH	3	WOOD PANEL	0.98	E	USF	L	UPPER STORY FIN	51	1910	111.69	5,696	HEAT	O		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	O		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1986 / 36
																		COND	33 33 %
																		FUNC	0
																		ECON	0
																		DEPR	33 % GD 67
																		RCNLD	\$163,500