Key: 5154

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,290

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARNEY MICHAEL & **C/O FERSON JAMES E &** **10 COTUIT RD** **BOURNE, MA 02532**	**24.3-72-0**	**10 COTUIT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERSON JAMES E &	11/15/2023	QS	515,000	36089-57
CARNEY MICHAEL &	12/29/2020	QS	360,000	33623-176
PLANTE ERNEST A III	02/27/2008	F	60,000	22702-264

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

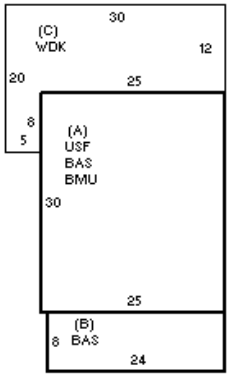
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		01/20/2021	TL	100	100
12329	05/17/2012	3	ALT/RENO	5,200			100	100
03847	11/19/2003	9	DECK	10,000	06/25/2004	JS	100	100
03810	11/05/2003	3	ALT/RENO		06/25/2004	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,500	6 1.00	100 1.00	100 1.00	212,130	3.63	A 1.00	R04 0.90			150,270

TOTAL	8,494 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	150,300	147,800
BUILDING	296,200	262,100
DETACHED	0	0
OTHER	0	0
TOTAL	**446,500**	**409,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/20/2021	TL
LIST	1/20/2021	EST
REVIEW	1/20/2021	TL

YEAR BLT	1917	SIZE ADJ	1.010
NET AREA	1,692	DETAIL ADJ	1.000
$NLA(RCN)	$199	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	750		49.75	37,309
A	USF	L	UPPER STORY FIN	750	1917	117.51	88,131
+	BAS	L	BASE AREA	942	1917	214.31	201,878
C	WDK	N	WOOD DECK	400		23.08	9,234

TOTAL RCN	336,552

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$296,200