

Key: 5155

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.291

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
SHANAHAN KYLE C & SHAWNA MARIE SHANAHAN 12 COTUIT RD BOURNE, MA 02532								24.3-73-0				12 COTUIT RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
SHANAHAN KYLE C & BLISCHKE TRAVIS W ETUX								01/14/2019	QS	339,000	31780-6				
								11/20/2014	QS	279,000	28519-77				
								04/09/2014	S	175,000	28077-18				

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	%
20215	03/06/2020	15	INSULATE/WEA	900			100	100
19256	04/05/2019	3	ALT/RENO	10,500			100	100
15786	09/08/2015	4	DETACH.STRUC	1,000			100	100
12158	03/16/2012	15	INSULATE/WEA	5,000	04/04/2012		100	100
11520	09/19/2011	15	INSULATE/WEA	7,690	04/04/2012		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,966	6	1.00	100	1.00	100	1.00	212,130	2.66	A	1.00	R04	0.90			155,160

TOTAL	11,979 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE				LAND	155,200	152,600
Infl1	AVG			BUILDING	308,200	272,700			
N_Index	AVG			DETACHED	14,200	13,500			
				OTHER	0	0			
						TOTAL	477,600	438,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 18X18		324	48.72	14,200
SHF	A	1.00	10 0.90 8 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/2/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/2/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1915	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	192		39.32	7,550
\$NLA(RCN)	\$224	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	780		51.74	40,361
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	780	1915	231.88	180,865
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	780	1915	122.23	95,340
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	192		73.47	14,107
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	5		2,393.94	11,970
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	350,191	
CONDITION ELEM CD		
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	A	
EFF.YR/AGE 2007 / 15		
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$308,200	

