

Key: 5170

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.306

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEANE STEPHEN M & PAULA BEANE C/O ST JOHN SAMANTHA 88 COTUIT RD BOURNE, MA 02532				24.4-3-0				88 COTUIT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ST JOHN SAMANTHA				02/09/2023	QS	400,000		35631-168			
BEANE STEPHEN M & PAULA B				10/22/2019	F	100		32398-48			
BEANE EVERETT W JR &				12/30/2016	F	100		30203-299			

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-23-320	05/24/2023	15	INSULATE/WEA	9,734			100	100
12136	03/08/2012	3	ALT/RENO	800	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	12,150	6	1.00	100	1.00	1.00	1.00	212,130	2.63	A	1.00	R04	0.90			155,420

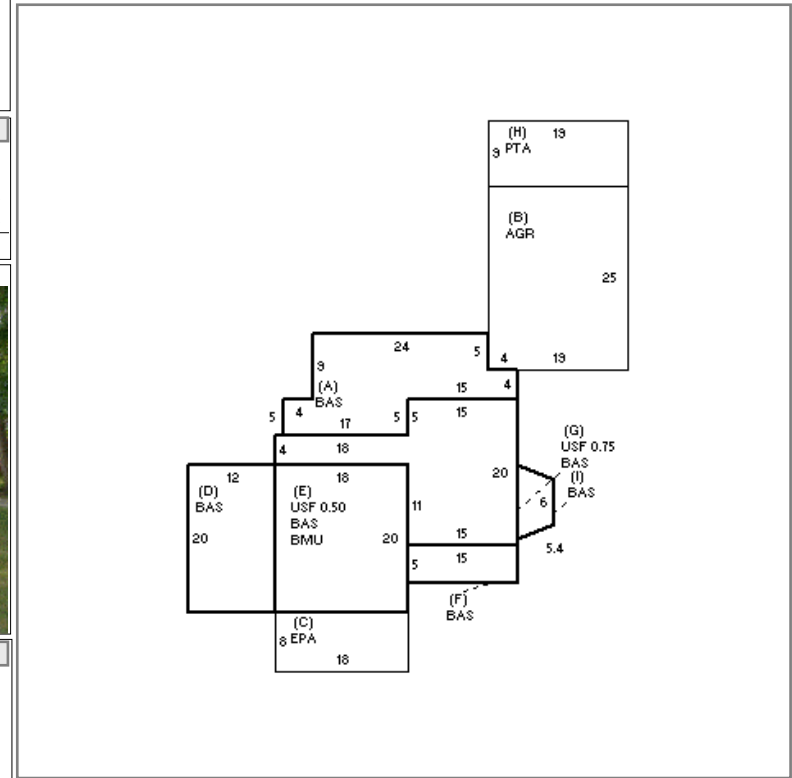
TOTAL	12,153 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	155,400	152,800			
Infl1	AVG		BUILDING	310,900	274,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>466,300</b>	<b>427,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	M	0.70	80 0.20			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2017	TL
MODEL	1		RESIDENTIAL	LIST	1/19/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/27/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,863	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,404	1910	196.41	275,754
\$NLA(RCN)	\$226	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	475		66.17	31,430
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	144		88.08	12,683
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BMU	N	BSMT UNFINISHED	360		65.72	23,659
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	459	1910	117.80	54,071
				INT. FINISH	2	DRYWALL	1.00	H	PTA	N	PATIO	171		15.11	2,583
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	5		2,279.94	11,400	
				FUEL SOURCE	1	OIL	1.00	MST	O	MAS/METAL STACK	2		4,272.75	8,546	
				USE	0		1.00								



CAPACITY			UNITS	ADJ
STORIES		1.75	1.00	
ROOMS		7	1.00	
BEDROOMS		3	1.00	
BATHROOMS		2	1.00	
FIXTURES		10	1.00	
GARAGE CAPACITY		1	1.00	
% BSMT FINISH		0	1.00	
# OF HALF BATHS		1	1.00	
# OF UNITS		1	1.00	

TOTAL RCN	420,126	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	O	
ELECT	A	
EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$310,900	