Key: 5352

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,495

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COYE STEPHEN J ETUX KELLY A COYE 119 WITHINGTON RD NEWTONVILLE, MA 02460	26.1-130-0	1 MASHNEE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COYE STEPHEN J ETUX	02/27/2015	QS	345,000	28709-43
HERGT PAUL L ETUX	11/17/2003	QS	365,000	17935-324
MATTERA MICHAEL P AND	04/16/1998	QS	153,000	11363-24

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-22-85	02/15/2022	15	INSULATE/WEA	2,849			100	100
14543	07/10/2014	3	ALT/RENO	43,000	03/02/2015		100	100
01303	05/30/2001	3	ALT/RENO	3,800	09/15/2003	TL	100	100
930643	12/02/1993	10	WOODSTOVE	2,200	03/30/1994	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	14,660	7 1.00	100 1.00	100 1.00	318,195	2.23	A 1.00	BAV 1.35			238,450

TOTAL	14,680 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

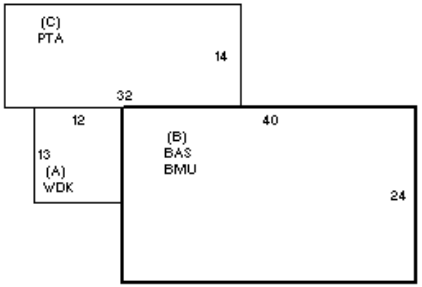
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	238,500	211,000
BUILDING	314,800	278,600
DETACHED	1,600	1,500
OTHER	0	0
TOTAL	**554,900**	**491,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 16		128	16.42	1,600

PHOTO 04/25/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/15/2020	TL
LIST	4/15/2020	EST
REVIEW		

YEAR BLT	1969	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$342	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	156		38.96	6,077
B	BMU	N	BSMT UNFINISHED	960		40.62	38,991
B	BAS	L	BASE AREA	960	1969	220.88	212,044
C	PTA	N	PATIO	448		15.15	6,786
	BGF	N	BSMT GOOD FINIS	720		62.75	45,177
	F12	O	FPL 1S 2OP	1		9,378.50	9,379
	FIX	O	XTRA FIXTURES	4		2,371.93	9,488

TOTAL RCN	327,941

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

EFF.YR/AGE	2015 / 7		
COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD			$314,800