

Key: 6215

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.373

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOWNING FRANCES 10 CEDAR AVE BUZZARDS BAY, MA 02532				30.2-103-0				10 CEDAR AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOWNING FRANCES				07/27/2007	F	1 (9905)					
DOWNING EVERETT EDWARD &				08/27/1948	QS	11,000 (9905)					

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	%
950411	08/23/1995	9	DECK	1,000	08/26/1996	JS	100	100

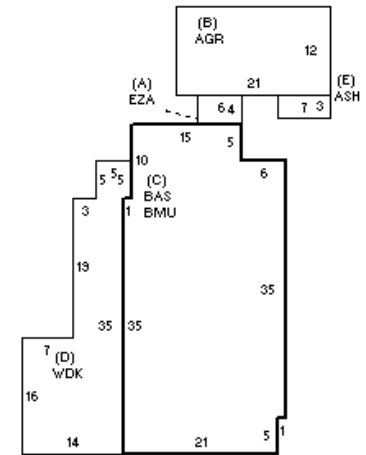
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,200 9	1.00	100	1.00	100	1.00	294,625	5.75	A	1.00	PGD 1.25	202,230

TOTAL	5,184 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	202,200	179,000			
Infl1	AVG		BUILDING	205,000	181,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	407,200	360,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/5/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/5/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	8/16/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	945	DETAIL ADJ	1.000
\$NLA(RCN)	\$271	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EZA	N	ENCL BREEZEWAY	24		115.55	2,773
B	AGR	N	ATT GARAGE	252		69.06	17,403
C	BMU	N	BSMT UNFINISHED	945		36.08	34,094
C	BAS	L	BASE AREA	945	1930	196.20	185,412
D	WDK	N	WOOD DECK	382		21.13	8,074
E	ASH	N	ATT SHED	21		24.60	517
F11	O		FPL 1S 1OP	1		7,933.00	7,933

TOTAL RCN	256,204
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$205,000