

Key: 6219

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.377

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FARREN CHRISTINE & KEVIN YELAPI 2 CEDAR AVE BOURNE, MA 02532				30.2-108-0				2 CEDAR AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
FARREN CHRISTINE & PIMENTEL JEFFREY J JR				07/27/2018	QS	378,500 (216864)						
MEAGHER ANDREW K &				08/06/2010	QS	285,000 (192117)						
				05/11/2005	QS	403,000 (176662)						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,500 9	1.00	100	1.00	294,625	5.45	A	1.00	PGD	1.25	202,820

TOTAL	5,489 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	202,800	179,500	
Infl1	AVG		BUILDING	338,900	299,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	541,700	479,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/12/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/12/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,635	DETAIL ADJ	1.000
\$NLA(RCN)	\$241	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		12	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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
+	BMU	N	BSMT UNFINISHED	955		43.31	41,363
+	BAS	L	BASE AREA	955	1950	235.54	224,939
+	USF	L	UPPER STORY FIN	680	1950	129.15	87,822
D	WDK	N	WOOD DECK	464		25.37	11,772
	F21	O	FPL 2S 1OP	1		10,463.00	10,463
	FIX	O	XTRA FIXTURES	7		2,529.41	17,706

TOTAL RCN	394,064
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$338,900

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 %
06143	03/17/2006	12	CYCLICAL		09/11/2018	DB	100 100
01735	11/26/2001	6	FENCE	1,775	06/12/2006	TL	100 100
900635	12/07/1990	2	ADDITIONS	40,000	07/08/2004	JS	100 100
		10	WOODSTOVE	300	01/01/1991	HS	100 100

