Key: 7280

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,434

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COHEN MICHAEL J 8 THOM AVE BOURNE, MA 02532	34.2-64-0	8 THOM AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COHEN MICHAEL J	09/21/2015	QS	210,000	29151-25
GOTOVICH FRANCIS A &	04/27/2012	F	10	26282-42
GOTOVICH FRANCIS A & CATH	08/17/1995	XX		9802-127

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	%
18372	05/07/2018	15	INSULATE/WEA	3,758			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,070	9 1.00	100 1.00	100 1.00	247,485	3.11	A 1.00	R05 1.05			177,900

TOTAL	10,062 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

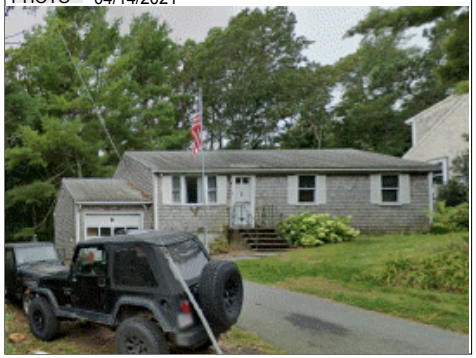
NOTE

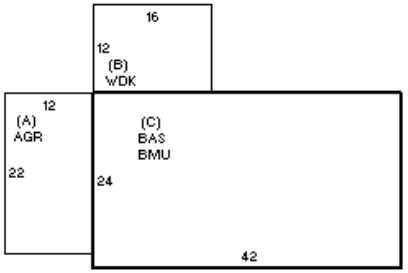
ASSESSED	CURRENT	PREVIOUS
LAND	177,900	157,400
BUILDING	193,600	171,300
DETACHED	0	0
OTHER	0	0
TOTAL	**371,500**	**328,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2021





BLDG COMMENTS

BUILDING

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

MEASURE	4/14/2021	RP
LIST	4/14/2021	EST
REVIEW	4/14/2021	RP

YEAR BLT	1976	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	264		68.72	18,141
B	WDK	N	WOOD DECK	192		34.44	6,612
C	BMU	N	BSMT UNFINISHED	1,008		35.90	36,189
C	BAS	L	BASE AREA	1,008	1976	189.00	190,512

TOTAL RCN	251,455

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$193,600