

Key: 7432

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.588

LEGALS

LAND

DETACHED

BUILDING

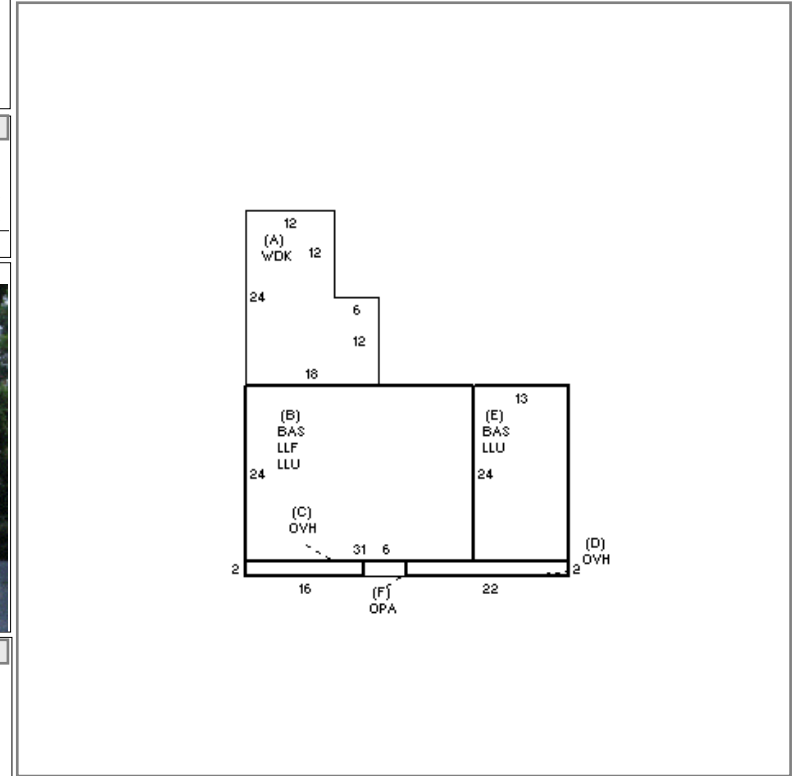
CURRENT OWNER		PARCEL ID	LOCATION	
COX NICHOLAS A TRS COX IRREVOCABLE TRUST 68 THOM AVE BOURNE, MA 02532		35.1-22-0	68 THOM AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE
COX NICHOLAS A TRS		09/07/2022	F	1 35349-346
COX RICHARD M &		01/31/1990	QS	131,000 7041-310

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,200 9		1.00 100	1.00 100	247,485	2.83	A	1.00	R05	1.05	179,760

TOTAL	11,195 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	179,800	159,100			
Infl1	AVG		BUILDING	257,600	228,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	437,400	387,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/14/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,876	DETAIL ADJ	1.000
\$NLA(RCN)	\$176	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	WDK	N	WOOD DECK	360		22.01	7,922
+	LLU	N	LOWER LEVEL UNF	1,056		33.01	34,855
B	LLF	L	LOWER LEVEL FIN	744	1984	63.57	47,294
+	BAS	L	BASE AREA	1,056	1984	197.76	208,838
+	OVH	L	OVERHANG	76	1984	186.58	14,180
F	OPA	N	OPEN PORCH	12		97.96	1,176
	BMG	O	BSMT GARAGE	1		7,343.30	7,343
	F12	O	FPL 1S 2OP	1		8,674.30	8,674

TOTAL RCN	330,282
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$257,600