Key: 754

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 755

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COTTER THOMAS O TRS COTTER FAMILY IRR TRUST PO BOX 753 SAGAMORE BEACH, MA 02562	4.3-160-0	32 CLARK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COTTER THOMAS O TRS	10/06/2021	F	10	34545-1
COTTER THOMAS O &	11/01/1977	F		2608-126

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

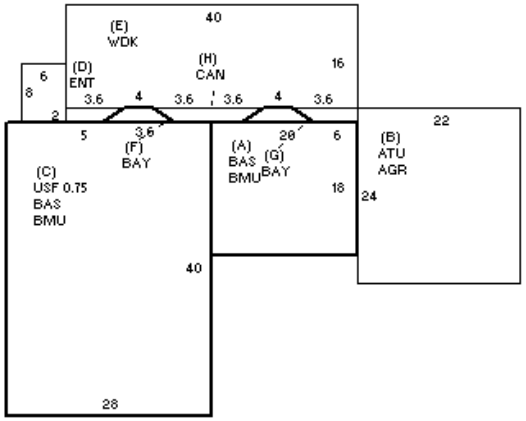
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07604	10/01/2007	4	DETACH.STRUC	3,000	05/18/2009	TL	100	100
06183	03/31/2006	8	POOL	12,000	09/18/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,220	1 1.00	100 1.00	100 1.00	294,625	1.46	A 1.00	R05 1.25			239,530

TOTAL	24,219 SF	ZONING	1	FRNT	125
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	239,500	212,000
BUILDING	426,700	377,600
DETACHED	18,200	17,300
OTHER	0	0
TOTAL	**684,400**	**606,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G 1.20	10 0.90	16 X 32	2006	512	35.66	16,400
SHF	A 1.00	10 0.90	10 X 12	2007	120	16.42	1,800

PHOTO 09/29/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	9/29/2020	EST
REVIEW	9/29/2020	RP

YEAR BLT	1989	SIZE ADJ	1.005
NET AREA	2,348	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,480		34.35	50,844
+	BAS	L	BASE AREA	1,480	1989	197.28	291,970
B	AGR	N	ATT GARAGE	528		66.46	35,092
B	ATU	N	ATTIC UNF	528		45.45	23,998
C	USF	L	UPPER STORY FIN	840	1989	115.76	97,240
D	ENT	N	ENCLOSED ENTRY	48		90.91	4,364
E	WDK	N	WOOD DECK	612		22.97	14,057
+	BAY	L	BAYWINDOW	28	1989	194.75	5,453
H	CAN	N	CANOPY	80		13.68	1,095
	FIX	O	XTRA FIXTURES	7		2,290.03	16,030

TOTAL RCN	540,142

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

EFF.YR/AGE	1998 / 24	
COND	21 21 %	
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$426,700