Key: 7609

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,765

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUMMINGS JOHN P & VIRGINIA E CUMMINGS 12 BRIGGS AVE BOURNE, MA 02532	35.2-56-0	12 BRIGGS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUMMINGS JOHN P &	04/02/2021	F	1	33971-223
CUMMINGS JOHN P & VIRGINI	03/10/2015	F	1	28730-124
CUMMINGS JOHN P & VIRGINI	11/22/2013	F	1	27842-254

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	%
EXB-21-727	10/07/2021	3	ALT/RENO	11,250			100	100
04049	02/04/2004	4	DETACH.STRUC	800	09/23/2008	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	13,080	9 1.00	100 1.00	100 1.00	235,700	2.46	A 1.00	R04 1.00			174,150

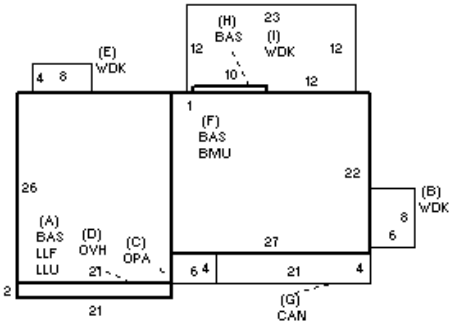
TOTAL	13,068 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,200	154,100
BUILDING	252,200	223,200
DETACHED	9,500	9,100
OTHER	0	0
TOTAL	**435,900**	**386,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50			553	27.91	7,700
SHF	A 1.00	10 0.90	10 X 12		120	16.42	1,800
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 08/26/2008



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/26/2008	JH
LIST	9/3/2008	RJM
REVIEW	3/5/2009	TL

BLDG COMMENTS

YEAR BLT	1979	SIZE ADJ	1.010
NET AREA	1,738	DETAIL ADJ	1.000
$NLA(RCN)	$188	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	41	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	10	VERT BOARD	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	546		35.52	19,394
A	LLF	L	LOWER LEVEL FIN	546	1979	60.45	33,007
+	WDK	N	WOOD DECK	346		20.93	7,241
C	OPA	N	OPEN PORCH	24		93.15	2,236
D	OVH	L	OVERHANG	42	1979	177.42	7,452
F	BMU	N	BSMT UNFINISHED	594		45.10	26,788
G	CAN	N	CANOPY	84		12.47	1,047
+	BAS	L	BASE AREA	1,150	1979	188.07	216,280
	F11	O	FPL 1S 1OP	1		7,855.20	7,855
	FIX	O	XTRA FIXTURES	3		2,086.43	6,259

TOTAL RCN	327,559

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		$252,200