Key: 8066

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,231

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CRONIN DENNIS M JR &	38.3-86-0	21 WENAUMET BLUFFS DR
C/O CRONIN DENNIS M III ETAL T		
135 ISLAND CREEK RD		
DUXBURY, MA 02332		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CRONIN DENNIS M III ETAL	03/07/2023	F	1	35667-188
CRONIN PRISCILLA B	03/06/2023	F	1	35666-348
CRONIN DENNIS M JR &		XX		3597-333

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,840	11 1.00	100 1.00	100 1.00	707,100	7.68	A 1.00	BG- 3.00			478,950

TOTAL	3,833 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

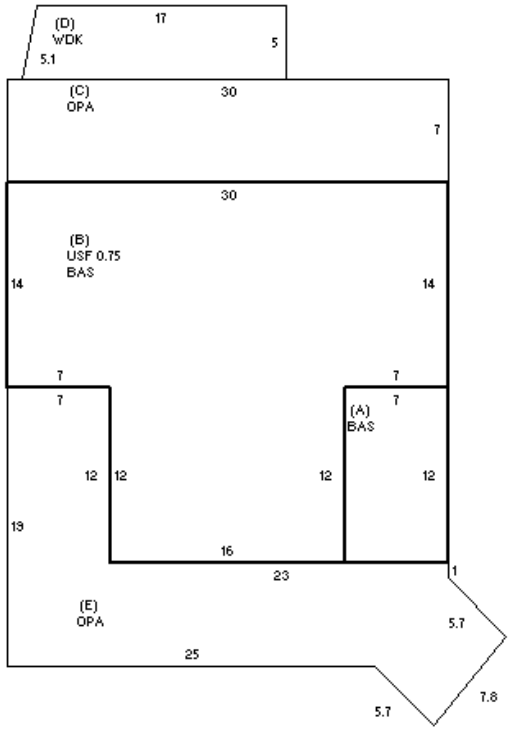
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	479,000	423,900
BUILDING	206,700	160,900
DETACHED	15,500	14,700
OTHER	0	0
TOTAL	**701,200**	**599,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	21 X 27		567	36.34	15,500

PHOTO 10/03/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/25/2003	TL
LIST	4/25/2003	TL
REVIEW	8/7/2023	RP

BLDG COMMENTS

YEAR BLT	1890	SIZE ADJ	1.015
NET AREA	1,155	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.200

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	8	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	1	PIER	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	3	WOOD PANEL	0.98
HEATING/COOLING	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	696	1890	251.24	174,863
B	USF	L	UPPER STORY FIN	459	1890	134.02	61,515
+	OPA	N	OPEN PORCH	533		71.68	38,206
D	WDK	N	WOOD DECK	88		53.59	4,716
	FIX	O	XTRA FIXTURES	3		2,593.93	7,782

TOTAL RCN	287,083

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

EFF.YR/AGE	1991 / 31	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$206,700