

Key: 9035

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.235

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BABYAK CARINNA & NED BABYAK 238 WINTER ST MANSFIELD, MA 02048				43.1-24-0				26 COVE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BABYAK CARINNA & COLE MARILYN A TR OF THE COLE MARILYN A				09/04/2020	QS	567,000	33234-75				
				01/22/2003	F	1	16273-149				
				05/31/2000	QS	240,400	13039-110				

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	%
B-21-291	10/01/2021	3	ALT/RENO	226,684	03/23/2023	TL	100	100
		3	ALT/RENO		07/23/2020	RP	100	100
181095	12/19/2018	15	INSULATE/WEA	5,779			100	100
13457	07/17/2013	15	INSULATE/WEA	1,300			100	100

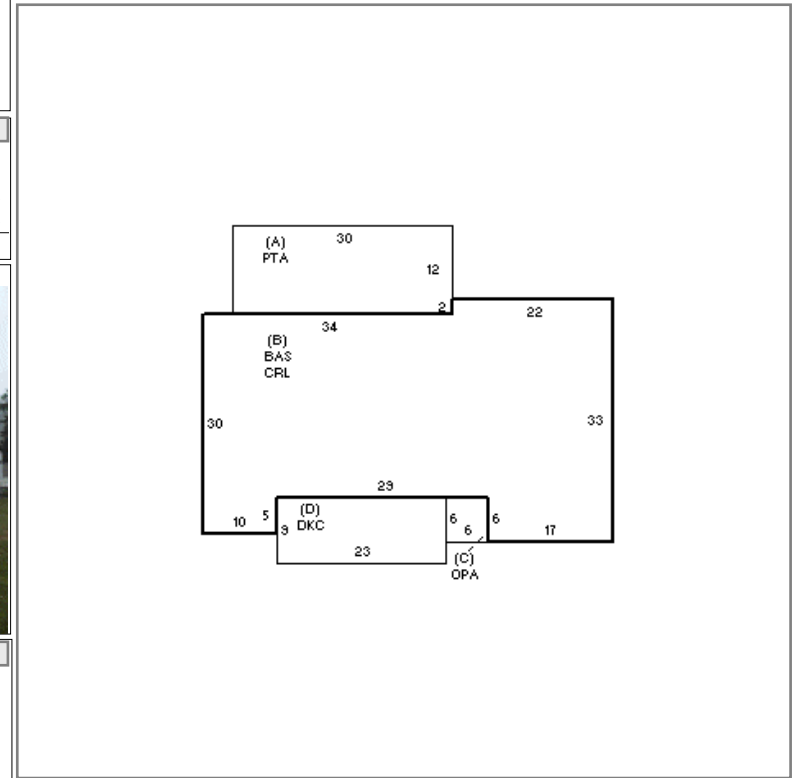
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,000	11	1.00	100	1.00	100	1.00	707,100	3.13	A	1.00	BG-	3.00			507,960

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE obstructed view	LAND	508,000	449,600			
Infl1	AVG		BUILDING	394,200	245,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				902,200	695,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12	2022		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/23/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,596	DETAIL ADJ	1.000
\$NLA(RCN)	\$268	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	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	3	FOUN. WALL	1.00
EXT COVER	12	BRICK VENEER	1.10
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	360		16.15	5,814
B	CRL	N	BSMT CRAWL	1,596		21.18	33,797
B	BAS	L	BASE AREA	1,596	1950	217.90	347,768
C	OPA	N	OPEN PORCH	36		96.77	3,484
D	DKC	N	DECK-COMPOSITE	207		74.58	15,437
	CPC	O	CAPE CELLAR	1		4,485.00	4,485
	FIX	O	XTRA FIXTURES	7		2,529.41	17,706

TOTAL RCN	428,490
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$394,200
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