Key: 10108

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,346

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BALLENTINE SARAH PORTER P O BOX 457 CATAUMET, MA 02534	47.0-13-2	45 RED BROOK HARBOR RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BALLENTINE SARAH PORTER	03/11/2004	A	100	18307-329
BALLENTINE STEPHEN &	10/01/1976	QS	40,000	2405-348

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-20-131	06/01/2020	4	DETACH.STRUC	45,000	03/16/2021		100	100
10034	02/09/2010	4	DETACH.STRUC	5,500	03/08/2010		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	518,540	1.00	A	1.00	BA-	2.20			476,070
300	A	0.372	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BA-	2.20			13,340

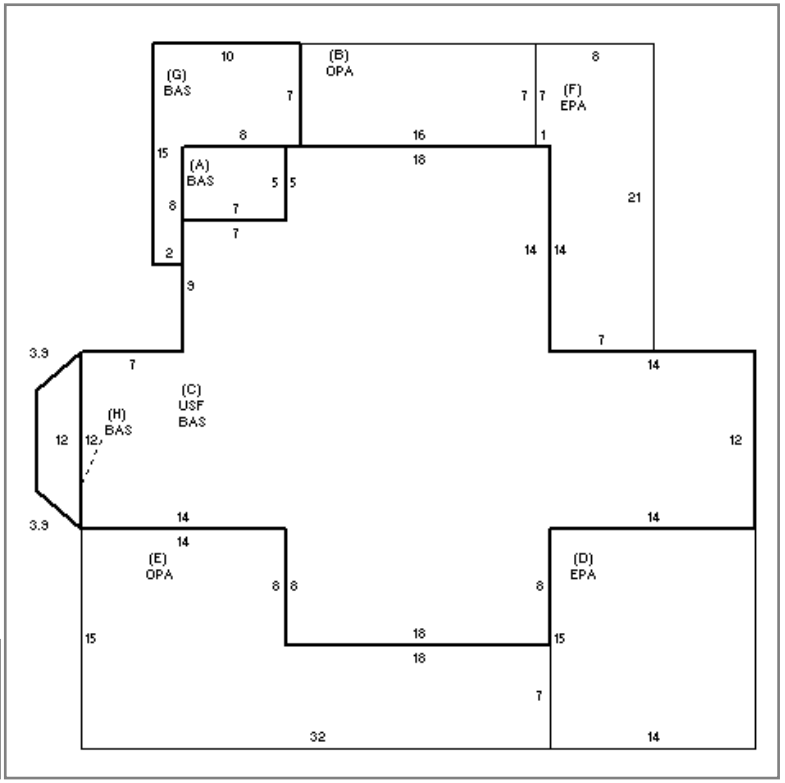
TOTAL	1.290 Acres	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	DISTANT HARBORVIEWS; ***Driveway corner of Shore Rd.		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	489,400	354,400
BUILDING	316,200	279,800
DETACHED	45,100	42,900
OTHER	0	0
TOTAL	**850,700**	**677,100**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F	0.70	50	0.50	12 X 14		168	11.16	900
GFU	E	1.90	10	0.90	24 X 24	2020	576	78.09	40,500
OSH	E	1.90	10	0.90	8 X 24	2020	192	21.13	3,700

PHOTO 11/06/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/6/2019	TL
LIST	11/6/2019	TL
REVIEW	3/16/2021	TL

YEAR BLT	1900	SIZE ADJ	1.005
NET AREA	2,172	DETAIL ADJ	1.000
$NLA(RCN)	$187	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	9	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	23	SOFTWOOD-W/W	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,161	1900	196.78	228,467
+	OPA	N	OPEN PORCH	448		60.33	27,028
C	USF	L	UPPER STORY FIN	1,011	1900	106.58	107,750
+	EPA	N	ENCLOSED PORCH	364		66.87	24,341
	F21	O	FPL 2S 1OP	1		9,030.10	9,030
	FIX	O	XTRA FIXTURES	4		2,182.95	8,732

TOTAL RCN	405,348
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	O
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$316,200