Key: 10263

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,499

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALLEN T LANGDON PO BOX 113 CATAUMET, MA 02534	47.1-121-0	59 ELGIN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALLEN T LANGDON	07/26/2007	F		22215-323
ALLEN TALBOT	05/25/2000	X		()
ALLEN TALBOT		XX		01370-0230

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

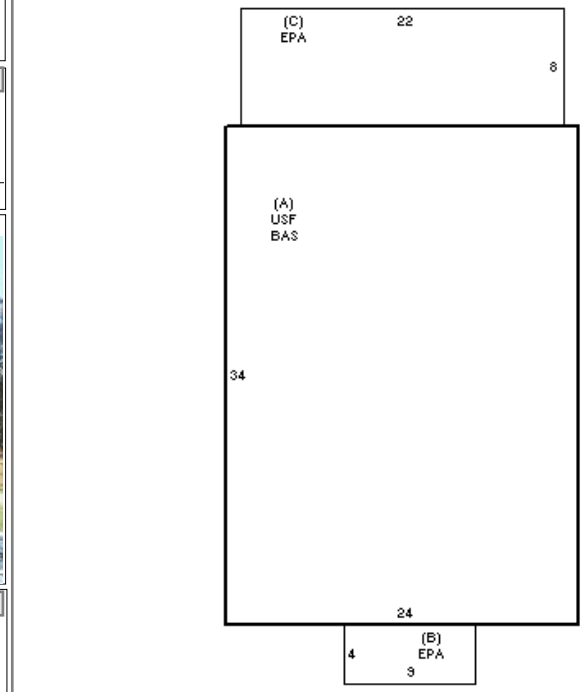
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000	14 1.00	100 1.00	100 1.00	2,144,870	1.47	A 1.00	BSP 9.10			1,740,710

TOTAL	24,002 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	1,740,700	1,540,600
BUILDING	224,200	198,400
DETACHED	13,200	12,500
OTHER	0	0
TOTAL	**1,978,100**	**1,751,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	24 X 19		456	38.49	13,200

PHOTO 03/31/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/31/2003	TL
LIST	3/31/2003	TL
REVIEW	10/28/2016	DB

YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
$NLA(RCN)	$186	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	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	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
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
A	BAS	L	BASE AREA	816	1930	212.30	173,240
A	USF	L	UPPER STORY FIN	816	1930	115.25	94,045
+	EPA	N	ENCLOSED PORCH	212		69.84	14,806
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	5		2,279.94	11,400

TOTAL RCN 302,922

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	2		
ECON	0		
DEPR	26	% GD	74

RCNLD $224,200