Key: 10316

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.553

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLARD EUGENE B & ELAINE O COLLARD P O BOX 114 CATAUMET, MA 02534-0114	47.2-46-0	16 NAIRN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLARD EUGENE B &	02/28/1995	QS	175,000	9571-246

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

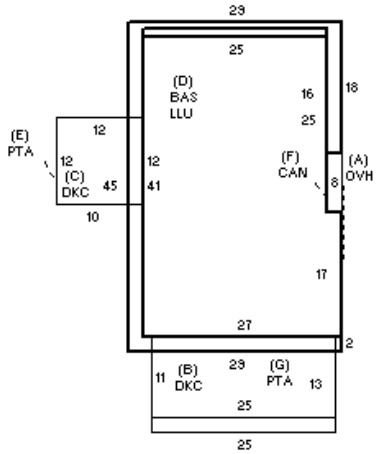
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-305	05/18/2022	3	ALT/RENO	11,700			100	100
16620	07/25/2016	9	DECK	15,000	05/24/2018	TL	100	100
960513	10/21/1996	4	DETACH.STRUC	29,000	09/24/1997	JC	100	100
920525	10/08/1992	9	DECK	1,500	04/28/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	14 1.00	100 1.00	100 1.00	942,800	1.58	A 1.00	BGD 4.00			752,570

TOTAL	21,998 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	752,600	466,200
BUILDING	331,900	309,000
DETACHED	23,500	22,400
OTHER	0	0
TOTAL	**1,108,000**	**797,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	G 1.20	G 0.80	24X28		672	40.56	21,800
SHF	A 1.00	A 0.75	14X10		140	16.42	1,700

PHOTO 05/25/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2018	TL
LIST	5/24/2018	EST
REVIEW		

YEAR BLT	1974	SIZE ADJ	1.005
NET AREA	2,334	DETAIL ADJ	1.000
$NLA(RCN)	$185	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	100	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	1	WOOD SHINGLE	1.02
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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OVH	L	OVERHANG	230	1974	198.75	45,713
+	DKC	N	DECK-COMPOSITE	445		68.91	30,664
D	LLU	N	LOWER LEVEL UNF	1,084		35.16	38,115
D	BAS	L	BASE AREA	1,084	1974	210.67	228,372
+	PTA	N	PATIO	419		14.92	6,252
F	CAN	N	CANOPY	16		16.94	271
	LLF	L	LOWER LEVEL FIN	1,020	1974	59.84	61,037
	F12	O	FPL 1S 2OP	1		9,240.60	9,241
	FIX	O	XTRA FIXTURES	3		2,337.23	7,012
	MST	O	MAS/METAL STACK	1		4,380.00	4,380

TOTAL RCN	431,056

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		$331,900