Key: 10378

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,610

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FINE JOHN C P O BOX 201 CATAUMET, MA 02534-0201	47.4-9-14	12 RED BROOK POND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FINE JOHN C	10/08/1997	P	46,800	10995-191
GULD TOBY SUE	03/16/1994	B	1	N/A-N/A

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

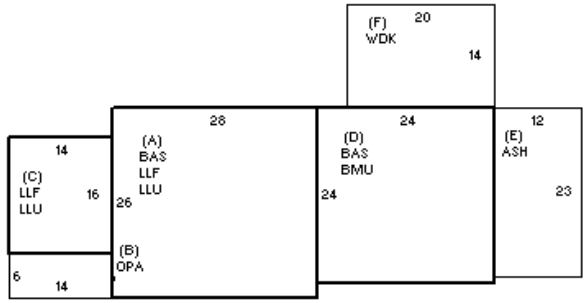
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12252	04/17/2012	2	ADDITIONS	15,000	08/06/2013	TL	100	100
970486	10/06/1997	1	NEW CONSTRUC	115,000	09/14/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,200	14 1.00	100 1.00	100 1.00	388,905	1.42	A 1.00	R08 1.65			318,720

TOTAL	25,221 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	318,700	282,100
BUILDING	338,400	303,300
DETACHED	0	0
OTHER	0	0
TOTAL	**657,100**	**585,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/06/2013

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	8/6/2013	TL
LIST	8/6/2013	TL
REVIEW		

YEAR BLT	1998	SIZE ADJ	1.005
NET AREA	2,256	DETAIL ADJ	1.000
$NLA(RCN)	$190	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	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	2	SLAB	0.95
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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	952		34.15	32,508
+	LLF	L	LOWER LEVEL FIN	952	1998	58.11	55,325
+	BAS	L	BASE AREA	1,304	1998	200.35	261,258
B	OPA	N	OPEN PORCH	84		76.60	6,434
D	BMU	N	BSMT UNFINISHED	576		49.06	28,259
E	ASH	N	ATT SHED	276		22.92	6,326
F	WDK	N	WOOD DECK	280		27.60	7,729
	BMG	O	BSMT GARAGE	2		7,597.05	15,194
	F11	O	FPL 1S 1OP	1		8,545.60	8,546
	FIX	O	XTRA FIXTURES	3		2,269.80	6,809

TOTAL RCN	428,387
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	$338,400