

Key: 10408

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.641

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STUBBS MARGARET W & MARY W BEYER & JOHN BISBEE 12 MEADOWBROOK RD WESTON, MA 02493-2406				47.4-22-0				100 RED BROOK HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STUBBS MARGARET W &				07/27/1990	J	129,093	7240-155				

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	%
06190	04/04/2006	129	CYCLICAL DECK	15,000	04/12/2018 08/23/2007	DB DB	100 100	100 100

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	DCK 1.00	100	1.00	1,154,930	1.00	A	1.00	BEX 4.90	1,060,330
200	A	1,840	14	1.00	100	1.00	100	461,580	1.00	A	1.00	BEX 4.90	849,310
300	A	8,092	14	1.00	100	1.00	100	47,922	1.00	ML	0.60	BEX 4.90	387,780

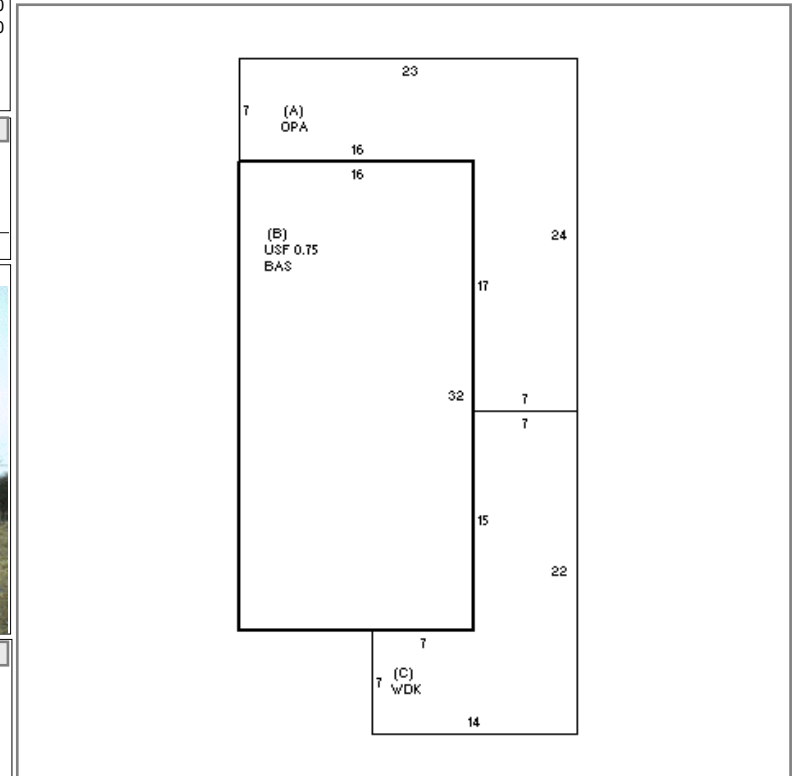
TOTAL	10.850 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N per plan 5.40 ac upland & 5.45 marsh w/dike-1 waterfront+ 2 potential view lots;Chapter 91 License #76-41 Expires 2095				LAND	2,297,400	2,032,900
Infl1	DOCK	O				BUILDING	75,100	66,400
N_Index	AVG	T #76-41 Expires 2095				DETACHED	138,100	131,500
						OTHER	0	0
						TOTAL	2,510,600	2,230,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 13 X 21		273	46.93	6,400
PPD	E	1.90	10 0.90 3X123		369	344.28	114,300
FLD	E	1.90	10 0.90 12X14		168	114.76	17,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/24/2018	BC
STYLE	6	0.70	COTTAGE [100%]	REVIEW	7/5/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	896	DETAIL ADJ	1.000
\$NLA(RCN)	\$105	OVERALL	0.500
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		3	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		5	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	280		30.02	8,404
B	BAS	L	BASE AREA	512	1900	110.74	56,699
B	USF	L	UPPER STORY FIN	384	1900	56.12	21,549
C	WDK	N	WOOD DECK	203		13.21	2,681
	F21	O	FPL 2S 1OP	1		4,492.60	4,493

TOTAL RCN	93.826	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT		
ELECT	U	
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$75,100	