

Key: 10411

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.644

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DIBELLA J WILLIAM ETUX PATRICIA DIBELLA PO BOX 534 CATAUMET, MA 02534-0534				47.4-25-0				101 RED BROOK HARBOR RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DIBELLA J WILLIAM ETUX				05/30/2008	QS	921,375	22948-227					
MURPHY RICHARD J &				02/24/1998	X	1	11240-165					
MACKENZIE SUSAN L				11/16/1994	F	100	N/A-N/A					
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	BA-	2.20		476,070
200	A	0.918	14	1.00	100	1.00	100	1.00	BA-	2.20		190,250
300	A	0.834	14	1.00	100	1.00	100	1.00	BA-	2.20		29,910

TOTAL	2.670 Acres	ZONING	1	FRNT	286	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE 104,835 sq. ft upland and 11,656 wetlands per site plan	LAND		696,200	504,200		
Infl1	AVG		BUILDING		762,000	674,400		
N_Index	AVG		DETACHED		1,900	1,800		
		OTHER		0	0			
		TOTAL		1,460,100	1,180,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 X 12		120	16.42	1,800
CAN	A	1.00	5 X 8		40	4.90	100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/10/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/10/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,695	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$337	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	8	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	11		1.00	FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	3		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	1		1.00				
# OF UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	768		96.54	74,141
A	USF	L	UPPER STORY FIN	384	1998	144.03	55,309
+	BMU	N	BSMT UNFINISHED	2,311		37.61	86,924
+	BAS	L	BASE AREA	2,311	1998	224.97	519,905
B	ATU	N	ATTIC UNF	1,096		52.28	57,295
D	ASH	N	ATT SHED	90		31.23	2,810
D	SOL	N	SOLARIUM	90		143.42	12,908
D	ATU	N	ATTIC UNF	90		55.33	4,979
+	OPA	N	OPEN PORCH	81		94.07	7,620
F	ATU	N	ATTIC UNF	32		55.31	1,770
G	PTA	N	PATIO	48		20.10	965
H	ASH	N	ATT SHED	229		28.15	6,446
H	SOL	N	SOLARIUM	229		112.89	25,851
BSF	N	BSMT SEMI-FIN	1,155			19.07	22,021
F21	O	FPL 2S 1OP	1			11,531.00	11,531
FIX	O	XTRA FIXTURES	6			2,787.73	16,726

TOTAL RCN	907,201
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$762,000

