

Key: 10412

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.645

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                                                       |  |  |  | PARCEL ID  |    |            |              | LOCATION               |  |  |  |  |
|-------------------------------------------------------------------------------------|--|--|--|------------|----|------------|--------------|------------------------|--|--|--|--|
| HUNT PETER B &<br>C/O BRANDON HUNT FAMILY TRUST<br>PO BOX 251<br>CATAUMET, MA 02534 |  |  |  | 47.4-26-0  |    |            |              | 87 RED BROOK HARBOR RD |  |  |  |  |
| TRANSFER HISTORY                                                                    |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                        |  |  |  |  |
| BRANDON HUNT FAMILY TRUST                                                           |  |  |  | 03/14/2023 | F  |            | 1            | 35679-27               |  |  |  |  |
| HUNT PETER B &                                                                      |  |  |  | 08/07/2019 | QS | 612,500    | 32209-89     |                        |  |  |  |  |
| MANN RUTH ANNE TR OF RED                                                            |  |  |  | 02/06/2008 | F  | 100        | 22652-61     |                        |  |  |  |  |

| 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 %   |
| E-23-782 | 10/23/2023 | 3             | ALT/RENO  | 12,500  |            |        | 0 0     |
| B-22-365 | 06/26/2023 | 2             | ADDITIONS | 120,000 | 05/23/2023 | TL     | 0 0     |
|          |            | 3             | ALT/RENO  |         | 04/05/2023 | SL     | 100 100 |
|          |            | 9             | DECK      | 800     | 10/24/2008 | TL     | 100 100 |
| 08313    | 06/18/2008 | 3             | ALT/RENO  | 4,000   | 07/12/2007 | TL     | 100 100 |

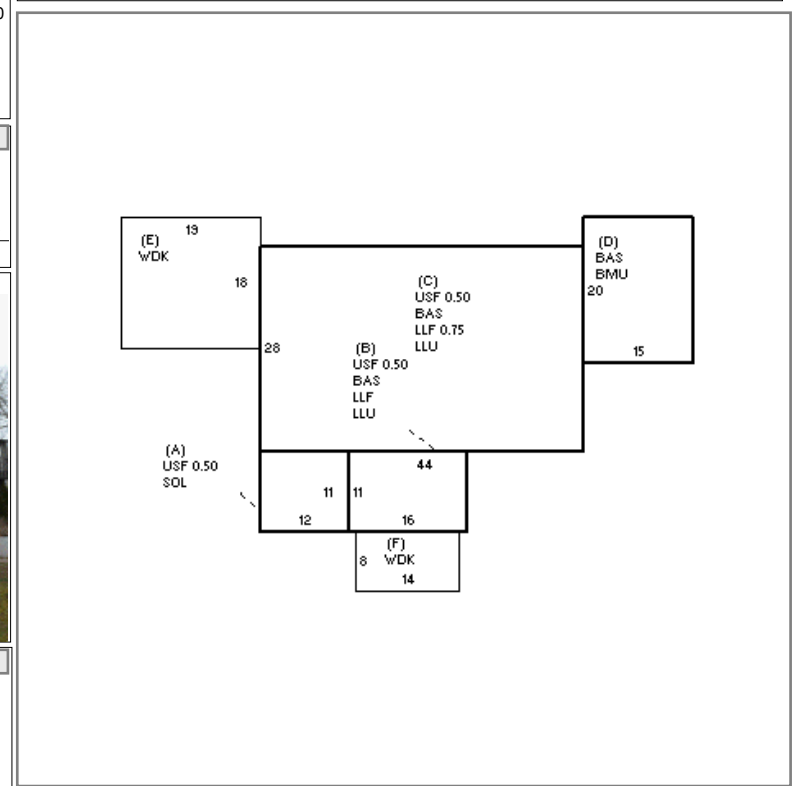
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000   | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 518,540 | 1.00 | A          | 1.00      | BAV | 2.20 |  | 476,070 |
| 300 | A | 0.362    | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 35,860  | 1.00 | A          | 1.00      | BAV | 2.20 |  | 12,980  |

| TOTAL   | 1.280 Acres | ZONING           | 1              | FRNT    | 0            | ASSESSED       | CURRENT        | PREVIOUS |
|---------|-------------|------------------|----------------|---------|--------------|----------------|----------------|----------|
| Nbhd    | CATAUMET    | N<br>O<br>T<br>E | VIEW OF HARBOR |         |              | LAND           | 489,100        | 423,000  |
| Infl1   | AVG         |                  | BUILDING       | 494,900 | 435,500      |                |                |          |
| N_Index | AVG         |                  | DETACHED       | 9,000   | 12,900       |                |                |          |
|         |             |                  | OTHER          | 0       | 0            |                |                |          |
|         |             |                  |                |         | <b>TOTAL</b> | <b>993,000</b> | <b>871,400</b> |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| DGF | A    | 1.00 | 50 0.50  | 18 X 26 | 468   | 38.49     | 9,000 |



| BLDG COMMENTS |  |
|---------------|--|
|---------------|--|



| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/5/2023  | SL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/10/2021 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 4/5/2023  | SL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1965  | SIZE ADJ   | 0.990 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|
| NET AREA   | 3,578 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A   | SOL | N             | SOLARIUM        | 132   |           | 118.51    | 15,643  |
| \$NLA(RCN) | \$182 | OVERALL    | 1.110 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | +   | USF | L             | UPPER STORY FIN | 770   | 1965      | 125.46    | 96,606  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | LLU | N             | LOWER LEVEL UNF | 1,408 |           | 35.89     | 50,534  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | +   | LLF | L             | LOWER LEVEL FIN | 1,100 | 1965      | 62.92     | 69,207  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | +   | BAS | L             | BASE AREA       | 1,708 | 1965      | 204.36    | 349,054 |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | D   | BMU | N             | BSMT UNFINISHED | 300   |           | 70.83     | 21,249  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | +   | WDK | N             | WOOD DECK       | 454   |           | 24.64     | 11,189  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | F22 | O   | FPL 2S 2OP    | 1               |       | 10,639.60 | 10,640    |         |
|            |       |            |       | USE             | 0  |                | 1.00 | FIX | O   | XTRA FIXTURES | 5               |       | 2,457.22  | 12,286    |         |
|            |       |            |       |                 |    |                |      | GFP | O   | GAS FIREPLACE | 2               |       | 7,384.60  | 14,769    |         |

| TOTAL RCN      | 651,176    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1995 / 27  |
| COND           | 24 24 %    |
| FUNC           | 0 uc       |
| ECON           | 0          |
| DEPR           | 24 % GD 76 |
| RCNLD          | \$494,900  |