

Key: 10479

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.721

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  | PARCEL ID  | LOCATION       |            |                           |
|--|--|------------|----------------|------------|---------------------------|
| CATAUMET BOATS REAL ESTATE LLC<br>PO BOX 147<br>CATAUMET, MA 02534 |  | 48.0-48-1  | 1141 ROUTE 28A |            |                           |
| TRANSFER HISTORY   |  | DOS        | T              | SALE PRICE | BK-PG (Cert)              |
|  |  | 08/16/2005 | F<br>XX        |            | 1 20159-345<br>03412-0097 |

| CLASS  | CLASS%     | DESCRIPTION    |              |        | BN ID      | BN | CARD   |     |
|--------|------------|----------------|--------------|--------|------------|----|--------|-----|
| 3170   | 100        | FARM BUILDINGS |              |        | 6          | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY             | DESC         | AMOUNT | INSP       | BY | 1st    | %   |
| 03260  | 05/07/2003 | 7              | SIGN         | 100    | 08/03/2004 | MJ | 100    | 100 |
| 03148  | 03/24/2003 | 4              | DETACH.STRUC | 7,000  | 07/17/2003 | MJ | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |    |      |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|----|------|---------|
| 103 | S | 20,000   | C-6  | 1.00  | 100     | 1.00     | 100 | 1.00 | 455,500 | 1.48 | A          | 1.00      | 55 | 1.00 | 310,050 |
| 203 | A | 0.918    | C-6  | 1.00  | 100     | 1.00     | 100 | 1.00 | 159,500 | 1.00 | A          | 1.00      | 55 | 1.00 | 146,420 |
| 303 | A | 2.023    | C-6  | 1.00  | 100     | 1.00     | 100 | 1.00 | 22,800  | 1.00 | A          | 1.00      | 55 | 1.00 | 46,120  |

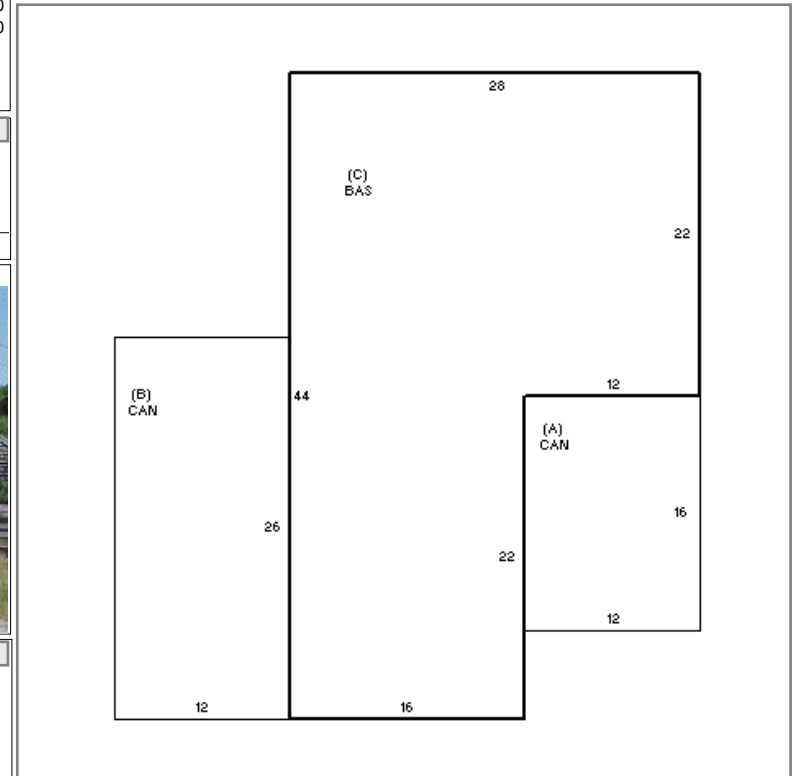
|         |                 |        |          |         |          |         |          |
|---------|-----------------|--------|----------|---------|----------|---------|----------|
| TOTAL   | 3.400 Acres     | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | POCASS/CATAUMET | NOTE   | LAND     | 502,600 | 483,300  |         |          |
| Infl1   | AVG             |        | BUILDING | 44,000  | 21,000   |         |          |
| N_Index | AVG             |        | DETACHED | 38,700  | 22,100   |         |          |
|         |                 |        | OTHER    | 0       | 82,600   |         |          |
|         |                 |        | TOTAL    | 585,300 | 609,000  |         |          |

| TY  | QUAL | COND | DIM/NOTE        | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|-----------------|------|-------|-----------|--------|
| GHD | A    | 1.00 | 50 0.50 26 X 48 |      | 1,248 | 17.30     | 10,800 |
| GHD | A    | 1.00 | 50 0.50 19 X 28 | 2003 | 532   | 19.43     | 5,200  |
| SHF | A    | 1.00 | 50 0.50 8 X 10  |      |       | 0.00      |        |
| SHF | A    | 1.00 | 50 0.50 12 X 20 |      | 240   | 15.23     | 1,800  |
| DGM | A    | 1.00 | 10 0.90 30X38   |      | 1,140 | 20.39     | 20,900 |



|               |            |
|---------------|------------|
| PHOTO         | 07/17/2003 |
| BLDG COMMENTS |            |

| BUILDING | CD | ADJ  | DESC               | MEASURE | 8/29/2023 | RP  |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL    | 5  |      | CIM-5              | LIST    | 8/29/2023 | EST |
| STYLE    | 58 | 1.00 | UTILITY BLD [100%] | REVIEW  | 8/29/2023 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]     |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]  |         |           |     |



| YEAR BLT   | 1940 | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN    |
|------------|------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|--------|
| NET AREA   | 968  | DETAIL ADJ | 0.658 | FOUNDATION   | 2  | SLAB          | 1.00 | A | CAN | N | CANOPY      | 192   |      | 13.00     | 2,496  |
| \$NLA(RCN) | \$71 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | B | CAN | N | CANOPY      | 312   |      | 13.00     | 4,056  |
|            |      |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | C | BAS | L | BASE AREA   | 968   | 1940 | 64.32     | 62,261 |
|            |      |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 |   |     |   |             |       |      |           |        |
|            |      |            |       | FLOOR COVER  | 7  | NONE          | 0.83 |   |     |   |             |       |      |           |        |
|            |      |            |       | INT. FINISH  | 6  | MINIMUM       | 0.95 |   |     |   |             |       |      |           |        |
|            |      |            |       | HEATING/COOL | 13 | NONE          | 0.95 |   |     |   |             |       |      |           |        |
|            |      |            |       | FUEL SOURCE  | 8  | NONE          | 1.00 |   |     |   |             |       |      |           |        |
|            |      |            |       | NAF          | 0  |               | 1.00 |   |     |   |             |       |      |           |        |

|                |            |
|----------------|------------|
| TOTAL RCN      | 68,813     |
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| CDN/APP        | A          |
| EFF.YR/AGE     | 1977 / 45  |
| COND           | 36 36 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 36 % GD 64 |
| RCNLD          | \$44,000   |