

Key: 10496

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.739

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
JASON RICHARD M IRREV TRUST & C/O JASON RICHARD M IRREV TRUS PO BOX 639 CATAUMET, MA 02534		48.0-64-0		1046 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
JASON RICHARD M IRREV TRU		05/18/2023	F	1 35792-109	
JASON RICHARD M IRREV TRU		06/03/2022	F	1 35165-77	
JASON RICHARD M &		04/06/2022	F	1 35028-63	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO-FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
SEE NOTE	04/03/2018	2	ADDITIONS				100 100
17988	12/05/2017	4	DETACH.STRUC	29,500	01/28/2019	TL	100 100
17334	05/11/2017	4	DETACH.STRUC		04/03/2018	BC	100 100
930285	06/15/1993	5	DEMOLITIONS		12/01/1994	JS	100 100

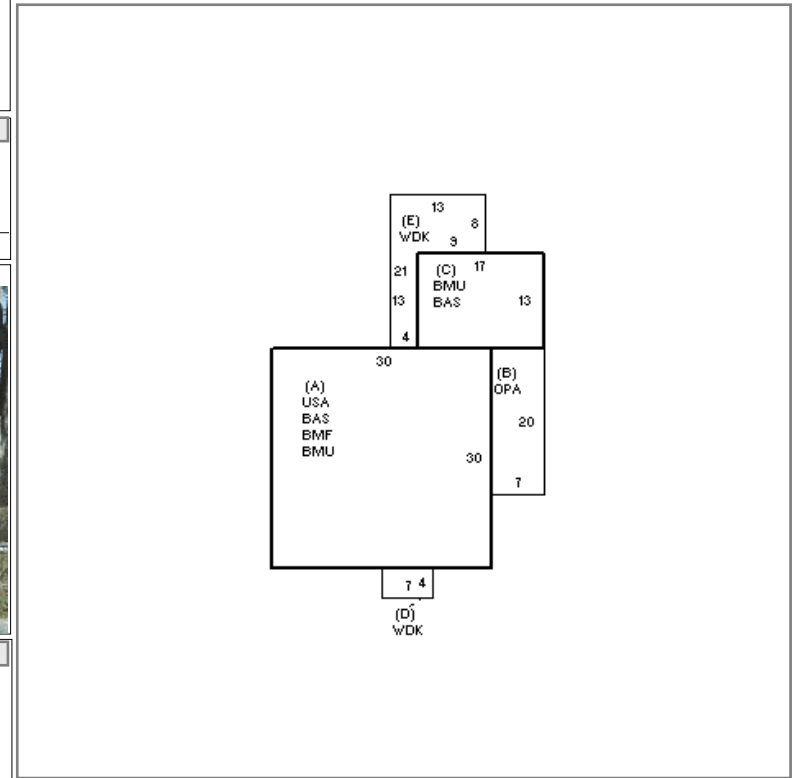
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	31,492	14	1.00	100	1.00	100	1.00	223,915	1.19	A	1.00	R03	0.95			192,880

TOTAL	31,450 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	192,900	170,700			
Infl1	AVG		BUILDING	299,900	265,400			
N_Index	AVG		DETACHED	30,100	28,600			
			OTHER	0	0			
			TOTAL	522,900	464,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	V	1.30	10 0.90	24X24	2018	576 57.98	30,100



BUILDING	CD	ADJ	DESC	MEASURE	4/1/2019	RP
MODEL	1		RESIDENTIAL	LIST	4/1/2019	RP
STYLE	13	0.85	CONVERSION [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1961	SIZE ADJ	1.015
NET AREA	1,121	DETAIL ADJ	1.000
\$NLA(RCN)	\$330	OVERALL	0.910

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	67	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,121		35.36	39,644
A	BMF	N	BSMT FINISH	900		33.66	30,296
A	BAS	L	BASE AREA	900	1961	186.17	167,557
A	USA	N	UP STRY ATTIC	900		59.26	53,331
B	OPA	N	OPEN PORCH	140		66.54	9,316
C	BAS	L	BASE AREA	221	2018	186.17	41,144
+	WDK	N	WOOD DECK	184		33.92	6,242
F21	O	FPL 2S 1OP		1		8,543.30	8,543
FIX	O	XTRA FIXTURES		5		2,065.36	10,327
MST	O	MAS/METAL STACK		1		3,870.60	3,871

TOTAL RCN	370,270
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$299,900
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