Key: 10518

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,760

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HECKMAN JUSTIN J &	48.0-86-0	3 GEOFFREY LN
CAROLINE B ALBERTIN		
PO BOX 801		
CATAUMET, MA 02534		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HECKMAN JUSTIN J &	02/16/2018	QS	420,000	31089-78
CORLISS JUDITH ESTATE OF	10/17/2011	F		25756-308
CORLISS JUDITH A TRUSTEE	06/21/2004	F	1	18735-229

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	%
19403	05/13/2019	3	ALT/RENO	15,699	07/29/2019	TL	100	100
		12	CYCLICAL		08/22/2018	DB	100	100
970363	07/08/1997	2	ADDITIONS	50,000	03/08/1999	JS	100	100
970079	02/28/1997	2	ADDITIONS	135,000	03/08/1999	JS	100	100

LAND

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	235,700	1.00	A	1.00	R04	1.00			216,390
300	A	0.192	14	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00			3,130

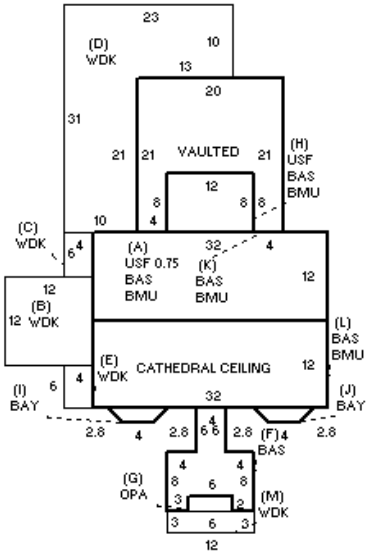
TOTAL	1.110 Acres	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	219,500	194,300
BUILDING	379,000	339,300
DETACHED	0	0
OTHER	0	0
TOTAL	**598,500**	**533,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/29/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/29/2019	TL
LIST	7/29/2019	TL
REVIEW		

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,704	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,188		45.24	53,751
+	USF	L	UPPER STORY FIN	384	1997	136.53	52,427
+	WDK	N	WOOD DECK	668		26.50	17,704
+	BAS	L	BASE AREA	1,296	1997	233.24	302,285
G	OPA	N	OPEN PORCH	12		117.98	1,416
+	BAY	L	BAYWINDOW	24	1997	224.69	5,393
	FIX	O	XTRA FIXTURES	3		2,642.47	7,927
	MST	O	MAS/METAL STACK	1		4,952.00	4,952

TOTAL RCN	445,854

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$379,000