

Key: 10611

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.864

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KELLEY HAZEN P & JANE COSTELLO TRS KELLEY COSTELLO REALTY TR PO BOX 146 CATAUMET, MA 02534				50.0-68-0				23 BOULDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KELLEY HAZEN P & JANE COS				08/06/2019	F	1	32207-33				
KELLEY HAZEN P				07/01/2011	QS	800,000	25542-92				
DAIKER CAROL TR OF				06/23/2006	F	1	21125-248				

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	%
B-20-318	10/26/2020	1	NEW CONSTRUC	750,000	06/13/2022	TL	100	100
02254	05/01/2002	4	DETACH.STRUC	1,750	09/12/2002	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	15	1.00	10	0.90	100	1.00	1,187,928	1.00	A	1.00	BVG	5.60		1,090,620
300	A	0.142	15	1.00	100	1.00	100	1.00	91,280	1.00	A	1.00	BVG	5.60		12,960

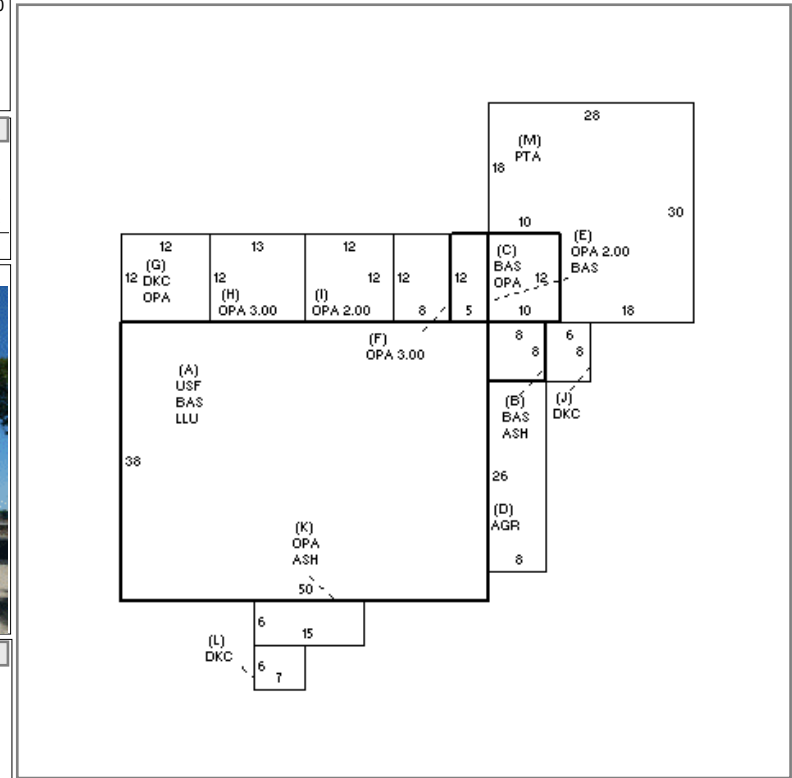
TOTAL	1.060 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	N O T E Property is not waterfront due to Scraggy neck association parcel. Shellfish is allowed to the public on the parcel. Not private	LAND	864,300	864,300			
Infl1	10 % BAD		BUILDING	1,286,800	1,138,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,151,100	2,003,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/13/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/29/2023	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,044	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	LLU	N	LOWER LEVEL UNF	1,900		48.46	92,067
\$NLA(RCN)	\$318	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	1,900	2021	164.52	312,586
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	64		37.75	2,416
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	1,518		85.81	130,254
ROOMS	9	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	AGR	N	ATT GARAGE	208		110.45	22,973
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	2,144	2021	271.96	583,077
BATHROOMS	3	1.00		HEATING/COOLING	10	HOT/COOL WATER	1.05	+	DKC	N	DECK-COMPOSITE	234		99.36	23,250
FIXTURES	19	1.00		FUEL SOURCE	2	GAS	1.00	K	ASH	N	ATT SHED	90		37.75	3,397
GARAGE CAPACITY	0	1.00		USE	0		1.00	M	PTA	N	PATIO	720		21.52	15,492
% BSMT FINISH	0	1.00							BMG	O	BSMT GARAGE	3		11,278.83	33,837
# OF HALF BATHS	1	1.00							FIX	O	XTRA FIXTURES	14		3,369.84	47,178
# OF UNITS	1	1.00							GFP	O	GAS FIREPLACE	2		10,127.40	20,255



TOTAL RCN	1,286,783 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR		A	
INTERIOR		A	
KITCHEN		A	
BATHS		A	
HEAT		A	
ELECT		A	
EFF.YR/AGE	2021 / 1		
COND	1	1 %	
FUNC	0		
ECON	0		
DEPR	0	% GD	100
RCNLD			\$1,286,800