

Key: 10616

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.870

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GAFFNEY PAUL J & KATHRIN J GAFFNEY PO BOX 356 CATAUMET, MA 02534				50.0-73-0				35 PASTURE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAFFNEY PAUL J & PILON CRAIG S TRS				07/30/2020	O	1,050,000	33120-2				
MURDOCK ROSAMOND TR OF				07/15/2020	F	1	33074-160				
				09/08/1992	A	100	8193-339				

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	15	1.00	100	1,708,825	1.00	A	1.00	BEX	7.25	1,568,860
300	A	0.632	15	1.00	100	70,905	1.00	ML	0.60	BEX	7.25	44,810

TOTAL	1.550 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	1,286,900	1,286,900			
Inf1	AVG		BUILDING	3,329,100	951,400			
N_Index	AVG		DETACHED	62,300	50,900			
			OTHER	114,400	0			
			TOTAL	4,792,700	2,289,200			

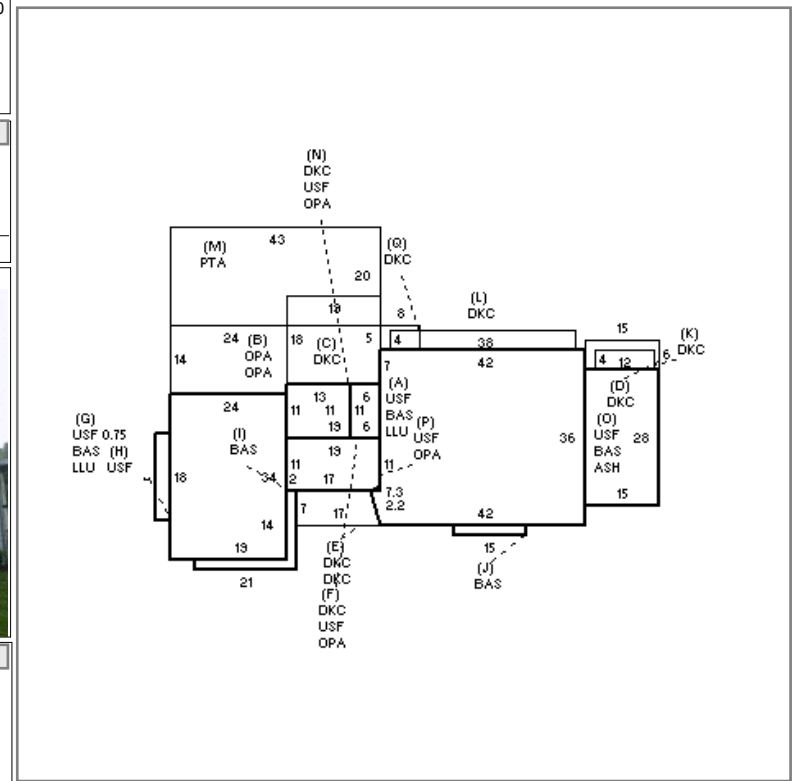
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	S	3.00	10 0.90	2022	800	77.18	55,600
PTD	S	3.00	10 0.90	2022	700	10.58	6,700



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	3/14/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/26/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/29/2023	RP
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-224	09/01/2022	8	POOL	50,000	06/29/2023	TL	100	100
PL-22-247	08/17/2022	3	ALT/RENO	18,000	06/29/2023	TL	100	100
EXB-22-505	08/10/2022	14	SOLAR	37,909				
B-21-147	06/14/2021	1	NEW CONSTRUC	100,000	06/29/2023	TL	100	100



YEAR BLT	2021	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,329,131		
NET AREA	6,152	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	LLU	N	LOWER LEVEL UNF	2,401		92.61	222,346	CONDITION ELEM	CD		
\$NLA(RCN)	\$541	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	1,232		172.13	212,061	EXTERIOR	A		
				ROOF SHAPE	4	FLAT/ SHED	1.00	+	DKC	N	DECK-COMPOSITE	1,248		188.33	235,030	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	3,231	2021	275.02	888,602	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,921	2021	521.98	1,524,711	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	M	PTA	N	PATIO	860		43.16	37,121	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	O	ASH	N	ATT SHED	420		62.93	26,429	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	3		22,625.53	67,877				
				USE	0		1.00		FIX	O	XTRA FIXTURES	14		6,759.95	94,639				
									GFP	O	GAS FIREPLACE	1		20,315.70	20,316				
																EFF.YR/AGE	2021 / 1		
																COND	1 1 %		
																FUNC	0		
																ECON	0		
																DEPR	0	% GD	100
																RCNLD	\$3,329,100		

