

Key: 10759

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.033

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POHL MARTIN NEVILLE & KATHRYN LANTHIER P.O.BOX 332 CATAUMET, MA 02534				51.0-45-0				1221 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POHL MARTIN NEVILLE & KATHRYN LANTHIER				09/27/2021	F	560,000	34509-180				
POHL MARTIN NEVILLE & KATHRYN LANTHIER				09/15/2021	QS	560,000	34473-30				
NORTON PHILLIP S SR ETUX				12/02/2009	F	100	24208-327				

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	%
EXB-23-290	05/12/2023	10	WOODSTOVE	5,300			100	100
EXB-22-301	05/17/2022	15	INSULATE/WEA	3,235			100	100
B-22-54	03/04/2022	4	DETACH.STRUC	10,000	06/22/2022	SL	100	100
EXB-22-13	01/06/2022	10	WOODSTOVE	7,000			100	100
EXB-21-789	10/27/2021	3	ALT/RENO	9,408			100	100

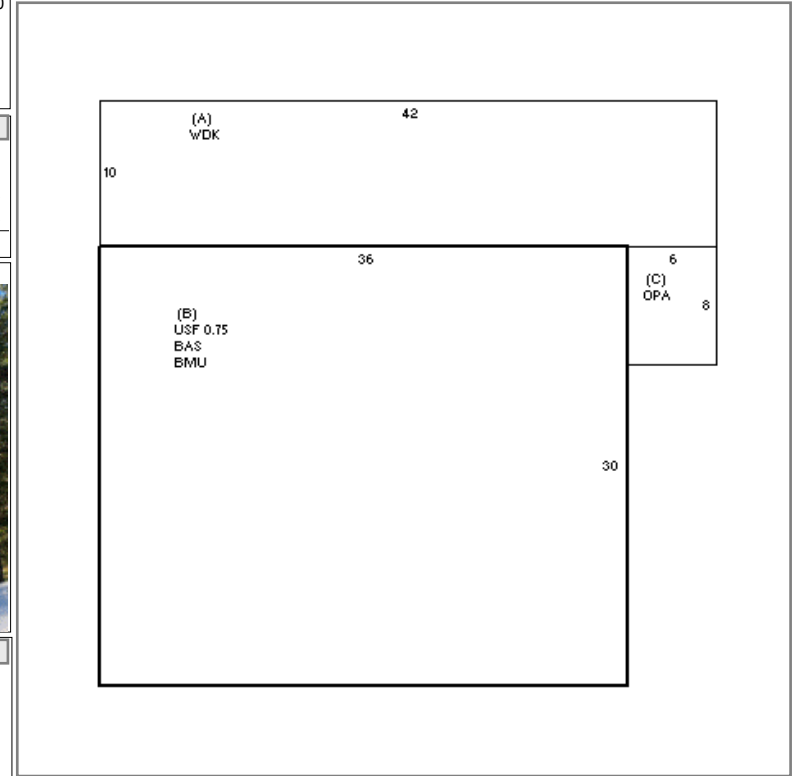
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	1.00	R03	0.95	205,570
300	A	0.522	14	1.00	100	1.00	100	1.00	1.00	R03	0.95	8,080

TOTAL	1.440 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		NOTE				LAND	213,700	189,100
Infl1	AVG			LAND BUILDING	343,700	304,200			
N_Index	AVG			DETACHED	2,800	2,600			
				OTHER	0	0			
						TOTAL	560,200	495,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 10 X 16	2022	160	19.14	2,800



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2021	TL
MODEL	1		RESIDENTIAL	LIST	10/20/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/22/2022	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1976	SIZE ADJ	1.010
NET AREA	1,890	DETAIL ADJ	1.000
\$NLA(RCN)	\$236	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	420		26.34	11,063
B	BMU	N	BSMT UNFINISHED	1,080		44.97	48,566
B	BAS	L	BASE AREA	1,080	1976	236.73	255,673
B	USF	L	UPPER STORY FIN	810	1976	132.76	107,532
C	OPA	N	OPEN PORCH	48		100.48	4,823
	F21	O	FPL 2S 1OP	1		10,863.30	10,863
	FIX	O	XTRA FIXTURES	3		2,626.33	7,879

TOTAL RCN	446,400
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$343,700
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