Key: 10781

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,054

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MALCOM SUSAN K & DAVID B MALCOM PO BOX 74 CATAUMET, MA 02534	51.1-23-0	10 WINSOR RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MALCOM SUSAN K &	07/10/2020	V	1,066,666	33060-320
KEENE HENRY R JR TR OF TH	12/24/1996	XX		10541-73

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

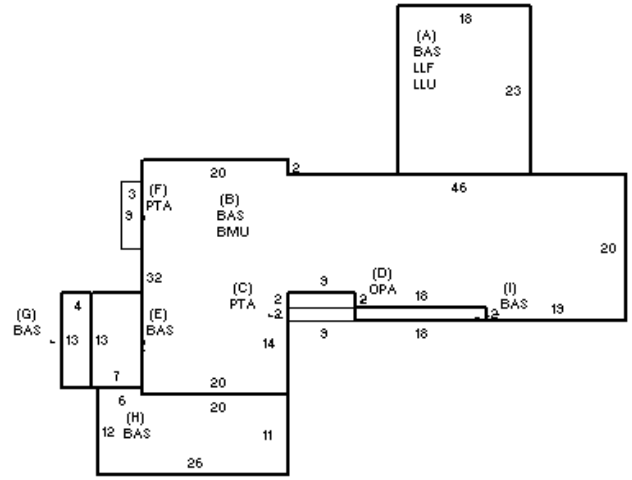
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
M-21-49	07/13/2021	3	ALT/RENO	18,000	03/22/2022	TL	100	100
B-20-299	12/14/2020	2	ADDITIONS	261,000	03/22/2022	TL	100	100
980640	10/28/1998	2	ADDITIONS	13,750	09/01/1499	MWS	100	100
920601	11/24/1992	2	ADDITIONS	60,000	08/14/1994	DMB	100	100

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	589,250	1.00	A	1.00	BA+	2.50			540,980
200	A	0.918	14	1.00	100	1.00	100	1.00	235,500	1.00	A	1.00	BA+	2.50			216,190
300	A	5.064	14	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50			206,360

TOTAL	6.900 Acres	ZONING	1	FRNT	767
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	963,500	852,500
BUILDING	676,000	598,300
DETACHED	18,500	17,700
OTHER	0	0
TOTAL	**1,658,000**	**1,468,500**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	+	1.10	A	0.75	23 X 22+6 X		590	41.90	18,500

PHOTO 07/02/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/1/2021	TL
LIST	7/1/2021	TL
REVIEW	3/22/2022	TL

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	2,787	DETAIL ADJ	1.000
$NLA(RCN)	$245	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	19	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	67	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	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	414		42.27	17,502
A	LLF	L	LOWER LEVEL FIN	414	2021	71.95	29,787
+	BAS	L	BASE AREA	1,902	1964	200.39	381,148
B	BMU	N	BSMT UNFINISHED	1,488		37.25	55,427
+	PTA	N	PATIO	45		17.90	806
D	OPA	N	OPEN PORCH	18		110.83	1,995
E	BAS	L	BASE AREA	91	1999	200.40	18,236
+	BAS	L	BASE AREA	380	2021	200.39	76,149
	BGF	N	BSMT GOOD FINIS	1,100		52.03	57,237
	F12	O	FPL 1S 2OP	1		9,817.70	9,818
	FIX	O	XTRA FIXTURES	14		2,483.08	34,763

TOTAL RCN	682,867

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

EFF.YR/AGE	2019 / 3		
COND	2	2 %	
FUNC	0		
ECON	0		
DEPR	1	% GD	99
RCNLD	$676,000		