

Key: 10799

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.073

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CASEY KENNETH F 28 LANDFALL FALMOUTH, MA 02450				51.1-40-0				195 RED BROOK HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASEY KENNETH F				04/02/2020	O	850,000	32803-313				
GRIFFIN LEAH CHRISTIAN ET				09/09/2015	F	29125-330	1				
MEARS DONALD F &					XX	4330-228					

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-22-753	11/16/2022	14	SOLAR	43,956			100	100
D-21-8	08/10/2021	5	DEMOLITIONS	70,000	10/06/2021	TL	100	100
B-21-237	08/09/2021	1	NEW CONSTRUC	1,950,000	06/29/2023	TL	42	67
		3	ALT/RENO		06/18/2020		100	100

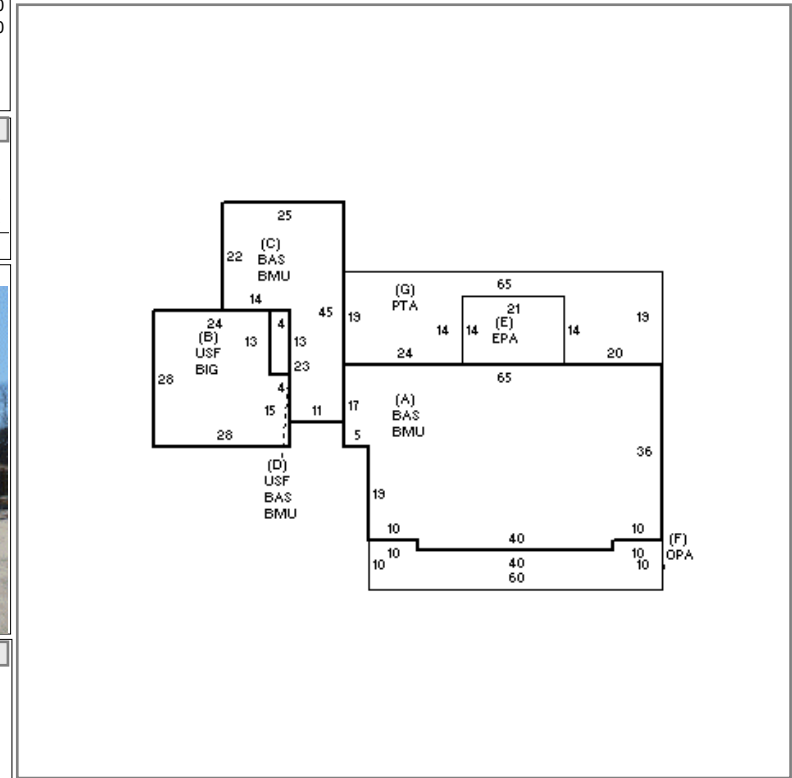
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	1.00	BAV	2.20	476,070
200	A	0.918	14	1.00	100	1.00	100	1.00	1.00	BAV	2.20	190,250
300	A	2.254	14	1.00	100	1.00	100	1.00	1.00	BAV	2.20	80,830

TOTAL	4.090 Acres		ZONING	1	FRNT	250	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		NOTE			LAND	747,200	646,100	
Infl1	AVG			BUILDING	1,378,900	757,700			
N_Index	AVG			DETACHED	80,000	0			
				OTHER	0	0			
						TOTAL	2,206,100	1,403,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	E	1.90	10 0.90 30 X 50	2022	1,500	59.28	80,000

PHOTO 04/14/2023

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2022	TL
MODEL	1		RESIDENTIAL	LIST	5/31/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/29/2023	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2021	SIZE ADJ	0.990
NET AREA	3,964	DETAIL ADJ	1.000
\$NLA(RCN)	\$519	OVERALL	1.210

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	21	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	3,180		65.88	209,503
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	3,180	2021	393.96	1,252,800
ROOF SHAPE	2	HIP	1.02	B	BIG	N	BUILT-IN GARAGE	732		176.69	129,335
ROOF COVER	9	OTHER	1.00	+	USF	L	UPPER STORY FIN	784	2021	260.50	204,235
FLOOR COVER	1	HARDWOOD	1.02	E	EPA	N	ENCLOSED PORCH	294		156.29	45,949
INT. FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	520		141.00	73,319
HEATING/COOLING	11	HT WATER CL AIR	1.05	G	PTA	N	PATIO	941		32.58	30,654
FUEL SOURCE	2	GAS	1.00	FIX	O	O	XTRA FIXTURES	16		5,102.16	81,635
USE	0		1.00	GFP	O	O	GAS FIREPLACE	2		15,333.10	30,666

TOTAL RCN	2,058,095	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	

EFF.YR/AGE	2021 / 1	
COND	1	1 %
FUNC	33	uc
ECON	0	
DEPR	33	% GD 67

RCNLD	\$1,378,900
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