

Key: 10802

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.077

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CATAUMET VENTURES LLC C/O CRESSET DEVELOPMENT LLC 29 ACADEMY LN CONCORD, MA 01742				51.1-42-0				25 WINSOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CATAUMET VENTURES LLC				12/07/2015	F	1,400,000	29318-35				
CATAUMET VENTURES LLC				11/09/2015	QS	1,400,000	29261-286				
KEENE HENRY R SR TR OF TH				03/24/1997	XX		10664-98				

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-23-154	05/08/2023	3	ALT/RENO	95,000	07/10/2023	SL	10 0
B-22-354	01/05/2023	3	ALT/RENO	215,000	07/10/2023	SL	100 100
20327	04/23/2020	2	ADDITIONS	144,000	07/01/2021	TL	100 100
		12	CYCLICAL		05/03/2018	DB	100 100
10260	05/20/2010	4	DETACH.STRUC	5,000			100 100

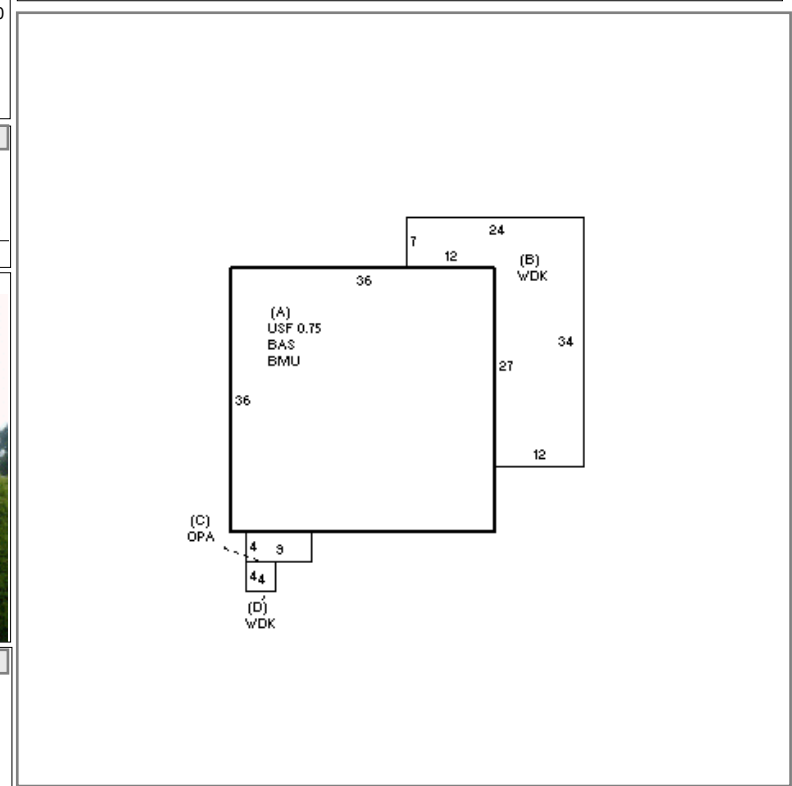
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	DCK	1.00	100	1.00	1,930,383	1.00	10	0.90	BSP	9.10		1,772,270
300	A	0.882	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		130,830

TOTAL	1.800 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N row & seasonal via BOH April 21- Nov 1 ( filed in Barnstable ); 3 bedrooms only; Chapter 91 license #76-40 Expires 2092	LAND			1,903,100	1,596,900	
Infl1	DOCK			BUILDING			480,300	396,300	
N_Index	AVG			DETACHED			92,100	87,800	
				OTHER			0	0	
			TOTAL			2,475,500	2,081,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	E	1.90	10 0.90		256	114.76	26,400
PPD	E	1.90	10 0.90		212	344.28	65,700



BUILDING	CD	ADJ	DESC	MEASURE	10/4/2019	RP
MODEL	1		RESIDENTIAL	LIST	7/10/2023	SL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/11/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1880	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,314		
NET AREA	2,268	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,296		36.41	47,186	CONDITION ELEM	CD		
\$NLA(RCN)	\$221	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,296	1880	214.24	277,651	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	A	USF	L	UPPER STORY FIN	972	1880	122.69	119,251	INTERIOR	V		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	508		24.34	12,367	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	36		92.85	3,343	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		8,123.55	16,247	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	10		2,427.04	24,270	ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2015 / 7
																		COND	4 4 %
																		FUNC	0 uc
																		ECON	0
																		DEPR	4 % GD 96
																		RCNLD	\$480,300