

Key: 10845

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.124

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEHAN CAITLIN W TRS OF SUSAN M SHEEHAN 2019 IRREV TR PO BOX 216 CATAUMET, MA 02534				51.2-29-0				1210 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEEHAN CAITLIN W TRS OF				09/03/2019	F	1	32265-N/A				
SHEEHAN SUSAN M				03/09/2015	QS	338,000	28725-9				
BEST IRENE				10/23/2014	U	265,000	28462-34				

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	%
17293	04/25/2017	3	ALT/RENO	4,000			100	100
11693	11/02/2011	3	ALT/RENO	3,500	12/13/2011		100	100
960187	05/06/1996	2	ADDITIONS	20,000	12/17/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	11,250	14	1.00	100	1.00	100	1.00	223,915	2.81	A	1.00	R03	0.95				162,710

TOTAL	11,238 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	162,700	144,000			
Infl1	AVG		BUILDING	318,400	281,700			
N_Index	AVG		DETACHED	19,300	18,400			
			OTHER	0	0			
			TOTAL	500,400	444,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 8			0.00	
DGF	E	1.90	10 0.90 12 X 20		240	89.17	19,300



BUILDING	CD	ADJ	DESC	MEASURE	8/18/2008	SAL
MODEL	1		RESIDENTIAL	LIST	8/18/2008	SAL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/6/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1935	SIZE ADJ	1.015
NET AREA	1,455	DETAIL ADJ	1.000
\$NLA(RCN)	\$228	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,055		40.42	42,639
+	BAS	L	BASE AREA	1,055	1935	212.77	224,474
A	USF	L	UPPER STORY FIN	400	1935	121.96	48,783
+	WDK	N	WOOD DECK	208		28.71	5,971
	F21	O	FPL 2S 10P	1		9,763.70	9,764

TOTAL RCN	331,631
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$318,400

