Key: 10853

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,132

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BUSHEY CHARLES E & MARIE E PO BOX 682 CATAUMET, MA 02534	51.2-36-0	4 PHEASANT LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUSHEY CHARLES E & MARIE	08/30/2019	QS	553,000	32265-12
GUTIERREZ MAURICE O ETUX	05/21/2013	QS	405,500	27393-280
FOUGERE LOUIS F &	06/23/2005	F	1	19964-218

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-23-294	06/05/2023	15	INSULATE/WEA	3,000			100	100
EXB-21-790	10/28/2021	3	ALT/RENO	11,880			100	100
940570	11/22/1994	1	NEW CONSTRUC	140,000	06/23/1997	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	20,173	14 1.00	100 1.00	100 1.00	294,625	1.70	A 1.00	R06 1.25			231,600

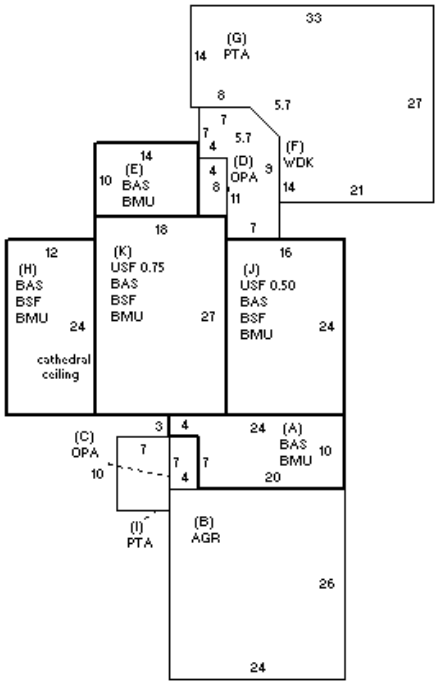
TOTAL	20,168 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	231,600	205,000
BUILDING	488,600	432,400
DETACHED	0	0
OTHER	0	0
TOTAL	**720,200**	**637,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/10/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/14/2019	TL
LIST	2/14/2019	TL
REVIEW	9/10/2020	RP

YEAR BLT	1995	SIZE ADJ	1.005
NET AREA	2,067	DETAIL ADJ	1.000
$NLA(RCN)	$281	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	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	2	CLAPBOARD	1.00
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
+	BMU	N	BSMT UNFINISHED	1,510		38.50	58,128
+	BAS	L	BASE AREA	1,510	1995	221.06	333,803
B	AGR	N	ATT GARAGE	624		70.05	43,712
+	OPA	N	OPEN PORCH	60		92.34	5,541
F	WDK	N	WOOD DECK	146		47.61	6,952
+	PTA	N	PATIO	813		16.39	13,321
+	BSF	N	BSMT SEMI-FIN	1,158		17.55	20,325
+	USF	L	UPPER STORY FIN	557	1995	132.59	73,852
	F21	O	FPL 2S 1OP	1		10,614.80	10,615
	FIX	O	XTRA FIXTURES	6		2,566.23	15,397

TOTAL RCN	581,645

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

EFF.YR/AGE	2003 / 19		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			$488,600