

Key: 10880

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.160

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|------------------------|--|--|--|
| WALKER BARBARA C C/O WALKER JAMES D PO BOX 546 CATAUMET, MA 02534 | | | | 51.2-61-0 | | | | 8 OLD CATAUMET PASSAGE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WALKER JAMES D | | | | 04/19/2023 | F | 1 | 35739-197 | | | | |
| WALKER BARBARA C | | | | 08/12/2021 | F | 10 | 34375-310 | | | | |
| WALKER DONALD B & | | | | 08/15/2008 | F | 1 | 23105-58 | | | | |

| 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 % |
| SR-22-20 | 05/22/2022 | 4 | DETACH.STRUC | 2,000 | 12/05/2022 | SL | 100 100 |
| 11566 | 09/26/2011 | 3 | ALT/RENO | 10,000 | 06/30/2012 | DB | 100 100 |
| | | 12 | CYCLICAL | | 08/07/2008 | SAL | 100 100 |
| 950016 | 01/13/1995 | 1 | NEW CONSTRUC | 150,000 | 06/23/1997 | JC | 100 100 |

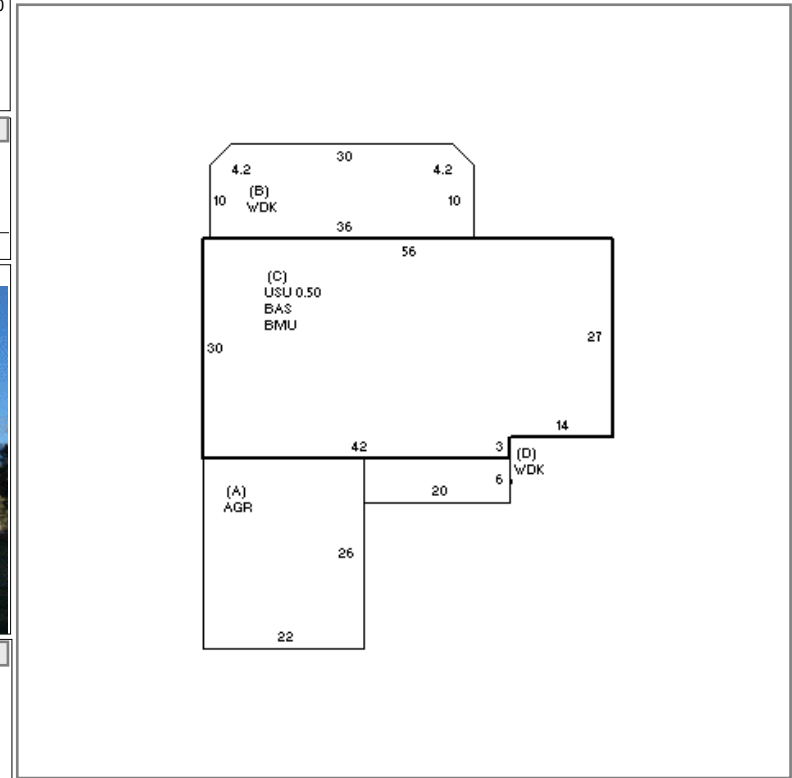
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 294,625 | 1.00 | A | 1.00 | R06 | 1.25 | | 270,490 |
| 300 | A | 0.077 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 20,375 | 1.00 | A | 1.00 | R06 | 1.25 | | 1,570 |

| TOTAL | 43,342 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | CATAUMET | NOTE | LAND | 272,100 | 240,800 | | | |
| Infl1 | AVG | | BUILDING | 452,100 | 405,700 | | | |
| N_Index | AVG | | DETACHED | 7,600 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 731,800 | 646,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|--------------|-------|-----------|-------|-------|
| SHF | E | 1.90 | 10 0.90 | 10 X 10+10 X | 2022 | 280 | 28.94 | 7,300 |
| CAN | E | 1.90 | 10 0.90 | 4 X 10 | 2022 | 40 | 9.31 | 300 |



| BLDG COMMENTS |
|---------------|
| |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/5/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/5/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 7/19/2023 | RP |
| QUALITY | G | 1.10 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1995 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,638 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE | 572 | | 75.53 | 43,204 |
| \$NLA(RCN) | \$337 | OVERALL | 1.100 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | WDK | N | WOOD DECK | 579 | | 26.10 | 15,114 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 1,638 | | 36.24 | 59,357 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | BAS | L | BASE AREA | 1,638 | 1995 | 220.66 | 361,439 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | C | USU | N | UPPER STORY UNF | 819 | | 56.00 | 45,864 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | F21 | O | FPL 2S 1OP | 1 | | 10,765.50 | 10,766 |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | | FIX | O | XTRA FIXTURES | 6 | | 2,602.67 | 15,616 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 551,359 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2001 / 21 |
| COND | 18 18 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$452,100 |