

Key: 10926

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.207

LEGALS

LAND

DETACHED

BUILDING

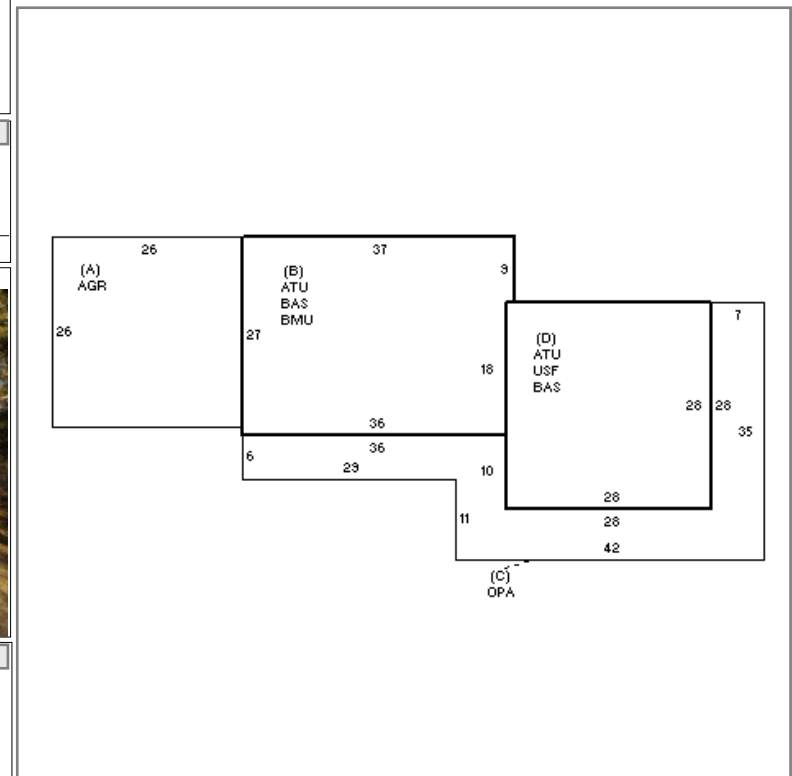
CURRENT OWNER				PARCEL ID				LOCATION			
GUERRA FRANK & C/O GUERRA FRANK & REBEKAH TRS PO BOX 394 CATAUMET, MA 02534				51.3-31-0				3 GRASSLANDS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUERRA FRANK & REBEKAH TR				01/30/2023	F	1	35617-179				
GUERRA FRANK &				06/14/2021	QS	1,000,000	34204-204				
CONLON KATHERINE RYAN TR				01/31/2012	F	1	26043-238				

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-22-717	11/08/2022	14	SOLAR	33,520			100	100
EXB-22-101	02/25/2022	15	INSULATE/WEA	8,115			100	100
15968	10/26/2015	6	FENCE		11/17/2016		100	100
890182	04/10/1989	2	ADDITIONS	100,000	08/29/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,651	14	1.00	100	1.00	1.00	1.00	589,250	1.54	A	1.00	BA+	2.50			472,910

TOTAL	22,651 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	PARTIAL HARBORVIEWS			LAND	472,900	418,500
Infl1	AVG		BUILDING	687,800	608,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,160,700</b>	<b>1,027,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2021	TL
MODEL	1		RESIDENTIAL	LIST	6/7/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	6/30/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	828,732		
NET AREA	2,549	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	AGR	N	ATT GARAGE	676		78.74	53,231	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	1.290	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	981		49.39	48,453	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	981	1989	239.90	235,346	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	981		56.01	54,945	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	734		79.72	58,512	BATHS	G		
				INT. FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	784	1850	239.90	188,085	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	USF	L	UPPER STORY FIN	784	1850	147.28	115,467	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	D	ATU	N	ATTIC UNF	784		56.57	44,353				
				USE	0		1.00	F32	O	FPL 3S 2OP	1		13,033.00	13,033					
								FIX	O	XTRA FIXTURES	6		2,884.63	17,308					
																EFF.YR/AGE	2002 / 20		
																COND	17 17 %		
																FUNC	0		
																ECON	0		
																DEPR	17	% GD	83
																RCNLD	\$687,800		