Key: 10931

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,212

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FALLON WILLIAM C & JOAN M-LE PO BOX 260 CATAUMET, MA 02534	51.3-37-0	7 GRASSLANDS LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FALLON WILLIAM C & JOAN M	04/18/2018	F	100	31207-189
FALLON WILLIAM C &	06/26/1981	QS	100,000	3312-89

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

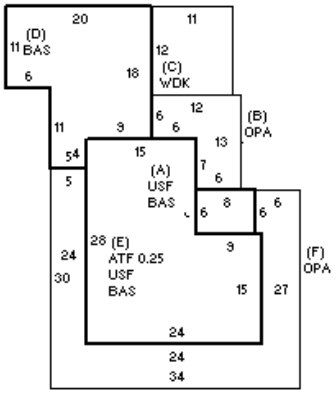
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18764	09/05/2018	4	DETACH.STRUC	8,000			100	100
07239	05/15/2007	3	ALT/RENO	8,000	07/16/2007	TL	100	100
910497	10/16/1991	10	WOODSTOVE	500	03/01/1992	HS	100	100
910452	10/03/1991	3	ALT/RENO	15,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,750	14 1.00	100 1.00	100 1.00	942,800	1.54	A 1.00	BGD 4.00			757,300

TOTAL	22,738 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	abutts Squeteague Harbor Beach (marsh & mud)		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	757,300	469,200
BUILDING	254,900	225,600
DETACHED	6,300	6,000
OTHER	0	0
TOTAL	**1,018,500**	**700,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	F 0.60	11 X 18		198	53.31	6,300

PHOTO 09/08/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/8/2021	RP
LIST	9/8/2021	EST
REVIEW	9/8/2021	RP

YEAR BLT	1850	SIZE ADJ	1.010
NET AREA	1,544	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	6	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BAS	L	BASE AREA	941	1850	212.31	199,779
+	USF	L	UPPER STORY FIN	603	1850	116.41	70,195
+	OPA	N	OPEN PORCH	549		63.01	34,591
C	WDK	N	WOOD DECK	132		42.30	5,584
E	ATF	N	ATTIC FINISH	139		66.46	9,238
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	5		2,279.94	11,400
	MST	O	MAS/METAL STACK	1		4,272.80	4,273

TOTAL RCN	344,491

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

EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$254,900