

Key: 10945

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.227

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COUREY CAROLE A P O BOX 770 26 SQUETEAGUE HARBOR ROAD CATAUMET, MA 02534				51.3-51-0				26 SQUETEAGUE HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COUREY CAROLE A				07/20/2004	E	1 18847-286					
COUREY W ROBERT & CAROLE				03/10/1994	F	100 9086-095					
COUREY CAROLE A				06/07/1988	QS	695,000 N/A-N/A					

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	%
15266	04/22/2015	3	ALT/RENO		05/07/2015		100	100
11531	09/19/2011	3	ALT/RENO	7,200			100	100
07410	07/11/2007	3	ALT/RENO	16,000	09/17/2008	TL	100	100
05554	08/16/2005	3	ALT/RENO	24,000	04/06/2006	TL	100	100
03133	03/20/2003	3	ALT/RENO	2,500	06/22/1943	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,090 14	1.00	100	1.00	100	1.00	1,708,825	2.64	A	1.00	BVG 7.25	1,251,300

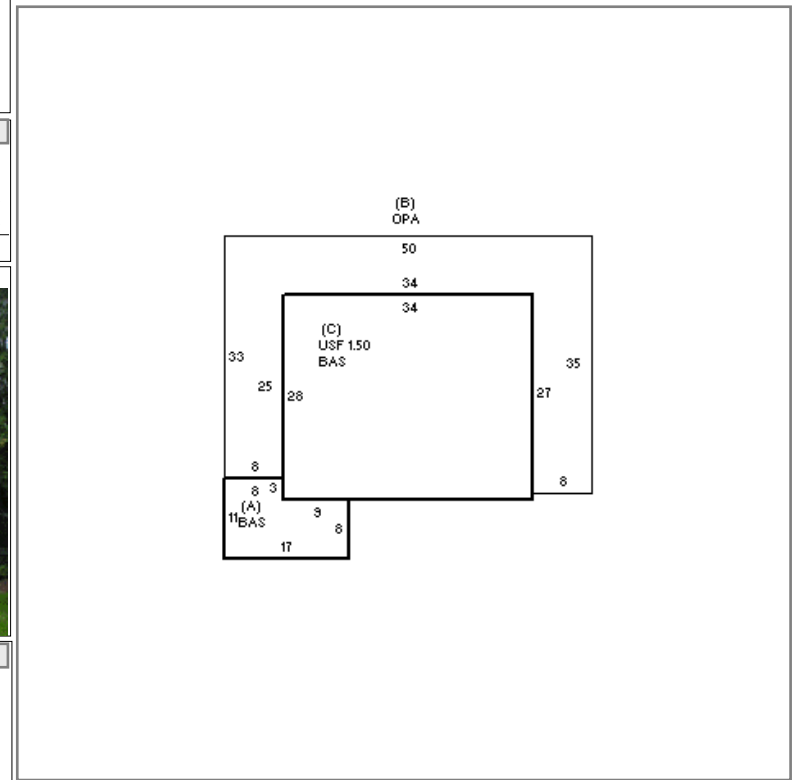
TOTAL	12,110 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE town public beach; steep pathway to water	LAND	1,251,300	1,107,400			
Infl1	AVG		BUILDING	377,900	334,400			
N_Index	AVG		DETACHED	7,300	9,800			
			OTHER	0	0			
			TOTAL	1,636,500	1,451,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	18 X 20		360	40.60	7,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2008	TL
MODEL	1		RESIDENTIAL	LIST	9/17/2008	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/22/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,540	DETAIL ADJ	1.000
\$NLA(RCN)	\$191	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
FIXTURES	11	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	3	FOUN. WALL	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	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	1,112	1900	213.66	237,588
B	OPA	N	OPEN PORCH	816		65.50	53,450
C	USF	L	UPPER STORY FIN	1,428	1900	115.72	165,243
	CPC	O	CAPE CELLAR	1		4,202.70	4,203
	F21	O	FPL 2S 1OP	1		9,804.40	9,804
	FIX	O	XTRA FIXTURES	6		2,370.32	14,222

TOTAL RCN	484,509
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$377,900