

Key: 10947

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.229

LEGAL

LAND

DETACHED

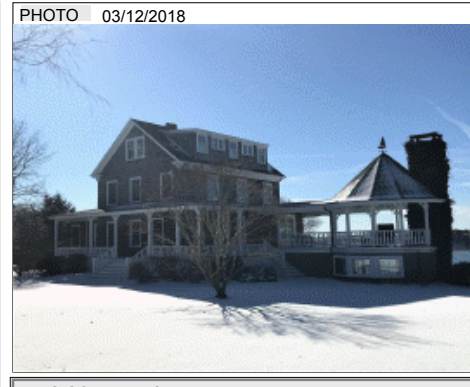
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HUTKER MARK ETUX CARLA M HUTKER PO BOX 523 CATAUMET, MA 02534				51.3-54-0				36 SQUETEAGUE HARBOR RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HUTKER MARK ETUX				03/31/2017	QS	3,400,000	30389-295					
CROW HOWARD M JR TRS				03/07/2011	F	1	25301-129					
CROW HOWARD M JR				10/10/1997	O	700,000	11000-250					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,200	14	1.00	DCK 1.00	100	1.00	A	1.00	BVG	7.25	1,468,740

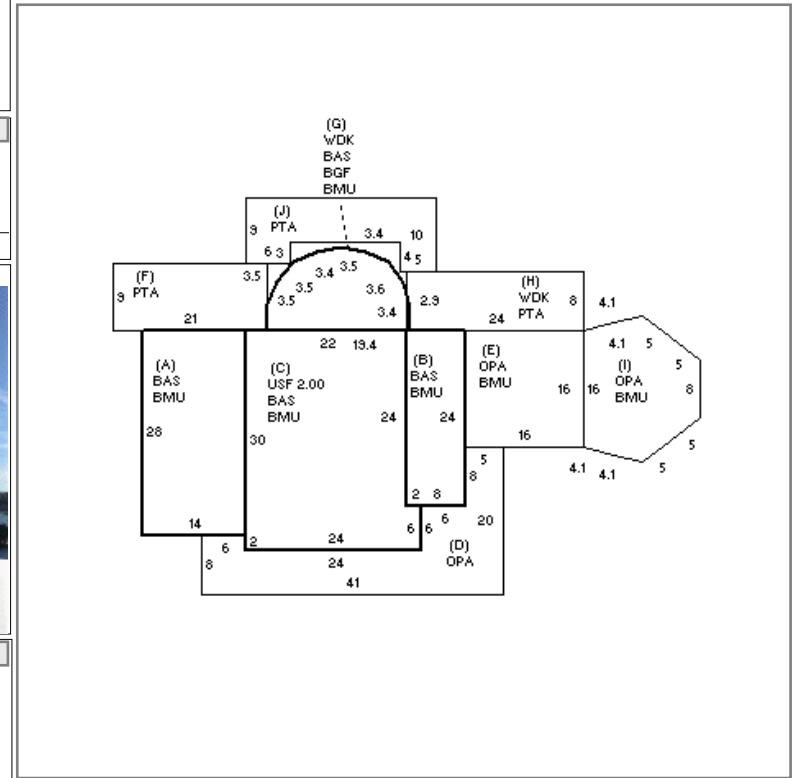
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-22-22	06/22/2022	3	ALT/RENO	15,000			100 100
08218	05/15/2008	4	DETACH.STRUC		06/17/2009	TL	100 100
05733	10/21/2005	3	ALT/RENO	7,000	09/20/2006	TL	100 100
05633	09/14/2005	1	NEW CONSTRUC	471,000	09/19/2007	TL	100 100
980661	11/12/1998	3	ALT/RENO	8,500	10/20/2000	TL	100 100

TOTAL	31,189 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E Chapter 91License #32-01Held in perpetuity/easement from the Town of Bourne	LAND	1,468,700	1,299,900			
Infl1	DOCK		BUILDING	1,908,900	1,689,000			
N_Index	AVG		DETACHED	100,400	95,600			
			OTHER	526,800	471,500			
			TOTAL	4,004,800	3,556,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90	3X80	240	344.28	74,400
FLD	E	1.90	10 0.90	14X18	252	114.76	26,000
SHF	E	1.90	10 0.90	8X8		0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2018	TL
MODEL	1		RESIDENTIAL	LIST	1/31/2018	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	1/31/2018	TL
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,779	DETAIL ADJ	1.000
\$NLA(RCN)	\$687	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	3	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	4	1.00	
FIXTURES	21	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,947		86.43	168,289
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,435	1900	534.77	767,394
ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	1,344	1900	303.07	407,322
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	876		171.56	150,283
FLOOR COVER	1	HARDWOOD	1.02	+	PTA	N	PATIO	575		39.64	22,792
INT. FINISH	2	DRYWALL	1.00	G	BGF	N	BSMT GOOD FINIS	179		218.98	39,198
HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	371		62.27	23,101
FUEL SOURCE	2	GAS	1.00		BGF	N	BSMT GOOD FINIS	1,547		113.97	176,305
USE	0		1.00		F22	O	FPL 2S ZOP	1		26,879.20	26,879
					F32	O	FPL 3S ZOP	1		28,048.10	28,048
					FIX	O	XTRA FIXTURES	16		6,207.86	99,326

TOTAL RCN	1,908,937
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,908,900

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Town of Bourne - Fiscal Year 2024

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
HUTKER MARK ETUX CARLA M HUTKER PO BOX 523 CATAUMET, MA 02534		51.3-54-0	36 SQUETEAGUE HARBOR RD	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


LAND

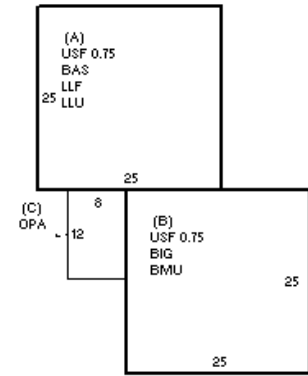
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	526,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/31/2018





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/20/2006	TL
MODEL	1		RESIDENTIAL	LIST	9/20/2006	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2017	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	605,483
NET AREA	2,188	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	LLU	N	LOWER LEVEL UNF	625		54.60	34,127		
\$NLA(RCN)	\$277	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	625	2005	92.93	58,080		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	625	2005	310.65	194,154		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	938	2005	162.12	152,069		
				FLOOR COVER	1	HARDWOOD	1.02	B	BMU	N	BSMT UNFINISHED	625		69.32	43,327		
				INT. FINISH	2	DRYWALL	1.00	B	BIG	N	BUILT-IN GARAGE	625		111.07	69,416		
				HEATING/COOLING	2	HOT WATER	1.02	C	OPA	N	OPEN PORCH	96		108.23	10,390		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		10,734.70	21,469		
				USE	0		1.00		FIX	O	XTRA FIXTURES	7		3,207.11	22,450		

TOTAL RCN	605,483
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$526,800