Key: 10999

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,288

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHAW NANCY **PO BOX 391** **CATAUMET, MA 02534**	**51.4-38-1**	**25 OAK AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHAW NANCY	02/27/2019	U	314,000	31858-98
AHALT BARBARA A	04/14/2000	QS	145,000	12946-224
MULVEY JOSEPH M &		XX		04280-0182

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	%
17467	06/19/2017	3	ALT/RENO	8,436			100	100
15226	04/13/2015	15	INSULATE/WEA	1,885	05/06/2015		100	100

LAND

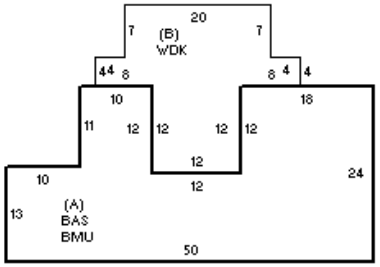
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,900	14 1.00	100 1.00	100 1.00	424,260	1.97	A 1.00	R09 1.80			324,260

TOTAL	16,901 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	324,300	287,000
BUILDING	193,900	171,600
DETACHED	0	0
OTHER	0	0
TOTAL	**518,200**	**458,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 08/22/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/22/2001	EB
LIST	8/27/2001	EB
REVIEW	6/30/2017	DB

YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	946	DETAIL ADJ	1.000
$NLA(RCN)	$256	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	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
FOUNDATION	4	FLR/WALL(FULL)	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	946		36.08	34,130
A	BAS	L	BASE AREA	946	1940	196.20	185,608
B	WDK	N	WOOD DECK	396		21.13	8,369
	F11	O	FPL 1S 1OP	1		7,933.00	7,933
	FIX	O	XTRA FIXTURES	3		2,107.10	6,321

TOTAL RCN	242,361

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$193,900