

Key: 11008

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.297

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KLINT CHRISTIAN A ETUX LAURA S KLINT PO BOX 156 CATAUMET, MA 02534				51.4-47-0				2 PHEASANT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KLINT CHRISTIAN A ETUX				08/29/2003	QS	370,000	17553-253				
CANTINI MARIA F				06/09/2000	X		13062-311				
CANTINI OSCAR J &					XX		02024-0068				

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 %
0000		3	ALT/RENO		02/18/2021	TL	100 100
EXB-20-82	06/27/2020	4	DETACH.STRUC	10,000	02/18/2021		100 100
18818	09/20/2018	4	DETACH.STRUC	3,000	07/30/2020	TL	100 100
17056	01/23/2017	10	WOODSTOVE				100 100
13715	10/15/2013	2	ADDITIONS	31,000	03/03/2015		100 100

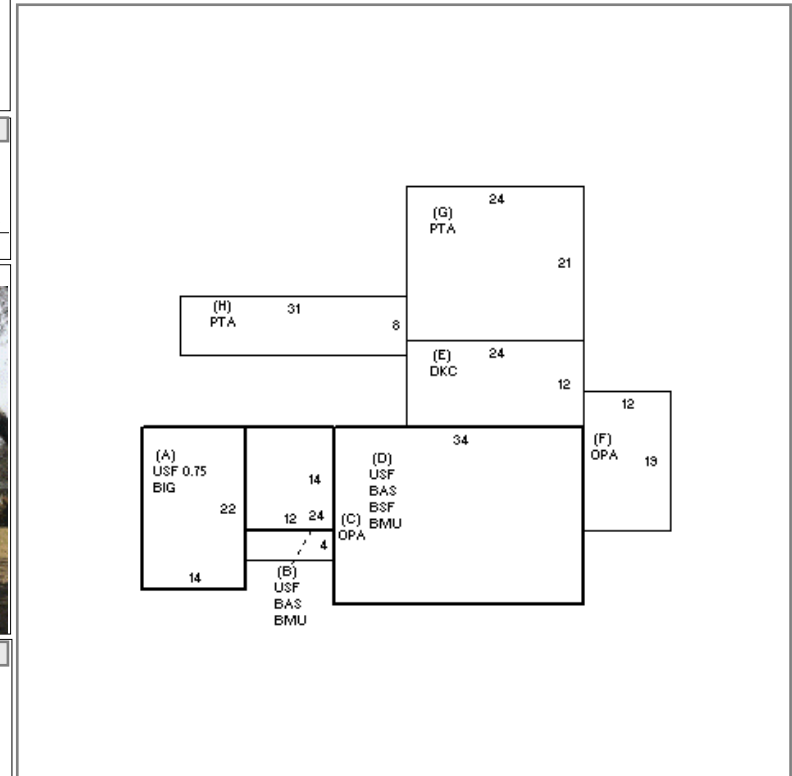
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,773	14	1.00	100	1.00	100	1.00	294,625	1.59	A	1.00	R06	1.25		234,740

TOTAL	21,780 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	234,700	207,800
Infl1	AVG		BUILDING	489,900	433,500			
N_Index	AVG		DETACHED	15,100	14,300			
			OTHER	0	0			
			TOTAL	739,700	655,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.30	10 0.90 10 X 16	2018	160	20.73	3,000
SHF	S	3.00	10 0.90 14 X 20	2020	280	45.70	11,500
OPS	V	1.30	10 0.90 3 X 10	2018	30	21.84	600
SHF	A	1.00	A 0.75 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2021	TL
MODEL	1		RESIDENTIAL	LIST	3/11/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/11/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1972	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	532,472
NET AREA	2,199	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	308		101.44	31,244		
\$NLA(RCN)	\$242	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	399	2013	119.12	47,527		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	984		41.78	41,109		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	984	1972	227.20	223,563		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	276		67.43	18,610		
				INT. FINISH	2	DRYWALL	1.00	D	BSF	N	BSMT SEMI-FIN	816		16.69	13,617		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	USF	L	UPPER STORY FIN	816	1972	119.12	97,199		
				FUEL SOURCE	2	GAS	1.00	E	DKC	N	DECK-COMPOSITE	288		71.94	20,718		
				USE	0		1.00	+	PTA	N	PATIO	752		15.58	11,715		
									F21	O	FPL 2S 1OP	1		10,092.50	10,093		
									FIX	O	XTRA FIXTURES	7		2,439.84	17,079		

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

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$489,900
-------	-----------