Key: 11043

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,334

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONLON SEAN T & PAULA KOSTUK PO BOX 234 CATAUMET, MA 02534-0234	51.4-82-0	8 OLOFSON DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONLON SEAN T &	07/02/1993	N	120,000	8662-110

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

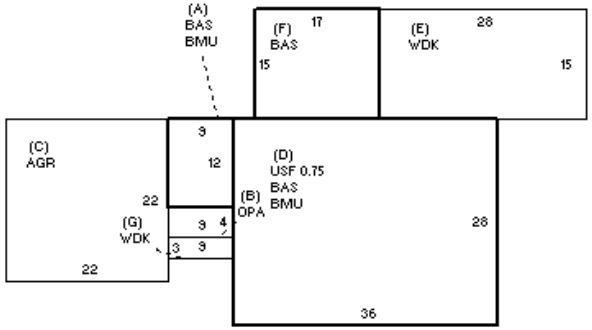
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12467	07/12/2012	3	ALT/RENO	8,500	05/02/2018		100	100
03907	12/11/2003	2	ADDITIONS	35,000	09/10/2004	JS	100	100
895	07/06/1987	1	NEW CONSTRUC	75,000	02/03/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,160	14 1.00	100 1.00	100 1.00	294,625	1.38	A 1.00	R06 1.25			243,340

TOTAL	26,180 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	BELOW STREET LEVEL		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	243,300	215,400
BUILDING	417,700	374,200
DETACHED	2,900	2,800
OTHER	0	0
TOTAL	**663,900**	**592,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+ 1.10	10 0.90	12 X 12		144	18.06	2,300
OPS	A 1.00	A 0.75	4 X 12		48	16.80	600

PHOTO 05/03/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/2/2018	TL
LIST	5/2/2018	TL
REVIEW	5/2/2018	TL

YEAR BLT	1988	SIZE ADJ	1.005
NET AREA	2,127	DETAIL ADJ	1.000
$NLA(RCN)	$242	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	1,116		40.68	45,397
+	BAS	L	BASE AREA	1,116	1988	209.70	234,029
B	OPA	N	OPEN PORCH	36		90.89	3,272
C	AGR	N	ATT GARAGE	484		68.95	33,371
D	USF	L	UPPER STORY FIN	756	1988	121.30	91,700
+	WDK	N	WOOD DECK	447		23.83	10,651
F	BAS	L	BASE AREA	255	2003	209.70	53,474
	BMF	N	BSMT FINISH	500		48.88	24,438
	F21	O	FPL 2S 1OP	1		9,826.90	9,827
	FIX	O	XTRA FIXTURES	4		2,375.58	9,502

TOTAL RCN	515,662

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$417,700