Key: 11076

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,366

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN DYLAN PO BOX CATAUMET, MA 02534	51.4-115-0	4 WILLETT CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN DYLAN	09/30/2020	QS	430,000	33312-343
WRIGHT KEVIN W ETUX	08/17/2015	F	1	29079-163/5
CHARLTON HARRY	11/07/2011	F	1	25818-125

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

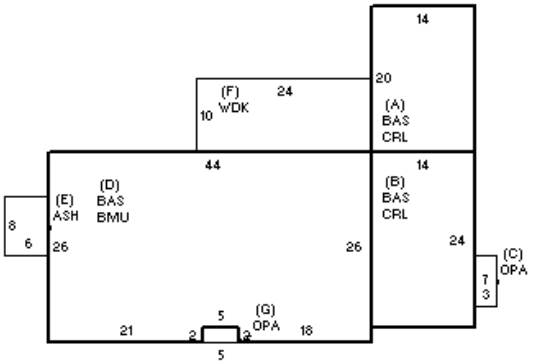
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-239	08/24/2020	2	ADDITIONS	26,525	09/03/2020		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,280	14 1.00	100 1.00	100 1.00	294,625	1.69	A 1.00	R06 1.25			231,810

TOTAL	20,299 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	231,800	205,200
BUILDING	320,300	283,500
DETACHED	0	0
OTHER	0	0
TOTAL	**552,100**	**488,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	7 X 11			0.00	

PHOTO 03/17/2021

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	5/19/2020	TL
LIST	5/3/2021	EST
REVIEW	5/3/2021	TL

YEAR BLT	1977	SIZE ADJ	1.010
NET AREA	1,750	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	616		26.46	16,302
+	BAS	L	BASE AREA	616	1993	182.46	112,398
+	OPA	N	OPEN PORCH	31		83.95	2,602
D	BMU	N	BSMT UNFINISHED	1,134		37.57	42,600
D	BAS	L	BASE AREA	1,134	1977	182.46	206,915
E	ASH	N	ATT SHED	48		25.60	1,229
F	WDK	N	WOOD DECK	240		26.68	6,404
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	4		2,193.80	8,775
	KIT	O	EXTRA KITCHEN	1		5,174.70	5,175

TOTAL RCN	410,659

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$320,300