**Key: 11109**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,398

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HALL KEITH F &<br>SUSAN M HALL<br>P O BOX 335<br>CATAUMET, MA 02534-0335 | 52.0-11-0 | 1235 COUNTY RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HALL KEITH F & | 05/30/1997 | QS | 176,500 | 10777-164 |
| FLETCHER MICHAEL A & | 04/06/1995 | N | 180,000 | N/A-N/A |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| EXB-22-592 | 09/08/2022 | 10 | WOODSTOVE | 500 | | | 100 | 100 |
| | | 12 | CYCLICAL | | 05/15/2019 | BC | 100 | 100 |
| 980568 | 09/29/1998 | 4 | DETACH.STRUC | 6,000 | 11/13/2000 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 34,100 | 14 1.00 | 100 1.00 | 100 1.00 | 223,915 | 1.12 | A 1.00 | R03 0.95 | | | 196,780 |

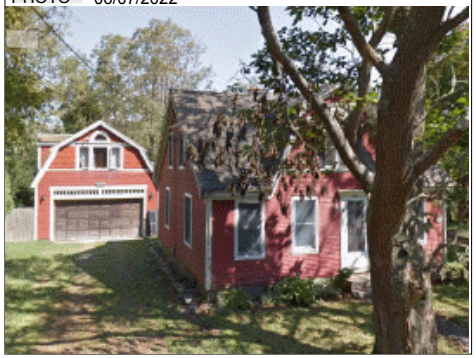
| TOTAL | 34,107 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | CATAUMET | NOTE | ALSO OWNS CONTIGUOUS PARCEL 10 WHICH IS UNBUILDABLE | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

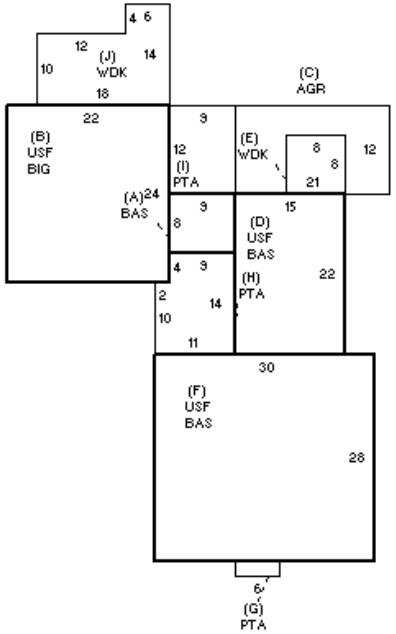
| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 196,800 | 174,200 |
| BUILDING | 615,900 | 545,100 |
| DETACHED | 10,700 | 10,200 |
| OTHER | 0 | 0 |
| TOTAL | **823,400** | **729,500** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| LBN | + 1.10 | 10 0.90 | 20X40 | 1813 | 800 | 14.85 | 10,700 |

PHOTO 06/07/2022






BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 9 | 1.20 | ANTIQUE [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 6/7/2022 | RP |
|---|---|---|
| LIST | 6/7/2022 | EST |
| REVIEW | 6/7/2022 | RP |

| YEAR BLT | 1813 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,940 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $223 | OVERALL | 1.240 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 1.00 |
| GARAGE CAPACITY | 3 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN. WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 402 | 1813 | 244.75 | 98,391 |
| B | BIG | N | BUILT-IN GARAGE | 528 | | 102.08 | 53,900 |
| + | USF | L | UPPER STORY FIN | 1,698 | 1813 | 135.37 | 229,853 |
| C | AGR | N | ATT GARAGE | 252 | | 90.88 | 22,901 |
| + | WDK | N | WOOD DECK | 268 | | 33.72 | 9,037 |
| F | BAS | L | BASE AREA | 840 | 1813 | 244.75 | 205,592 |
| + | PTA | N | PATIO | 266 | | 17.70 | 4,709 |
| | F21 | O | FPL 2S 1OP | 1 | | 11,469.30 | 11,469 |
| | FIX | O | XTRA FIXTURES | 5 | | 2,772.74 | 13,864 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,772.60 | 5,545 |

| TOTAL RCN | 655,261 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2013 / 9 | |
|---|---|---|
| COND | 6 6 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 6 | % GD 94 |
| RCNLD | | $615,900 |