**Key: 11188**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,485

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| GOON CHESTER W TR<br>GOON MASSACHUSETTS NOMINEE TR<br>PO BOX 302<br>CATAUMET, MA 02534-0302 | 53.0-9-0 | 49 PASTURE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| GOON CHESTER W TR | 06/21/2001 | QS | 2,000,000 | 13961-93 |
| FITZPATRICK LEO A & | 03/03/1987 | XX | | 5598-325 |

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

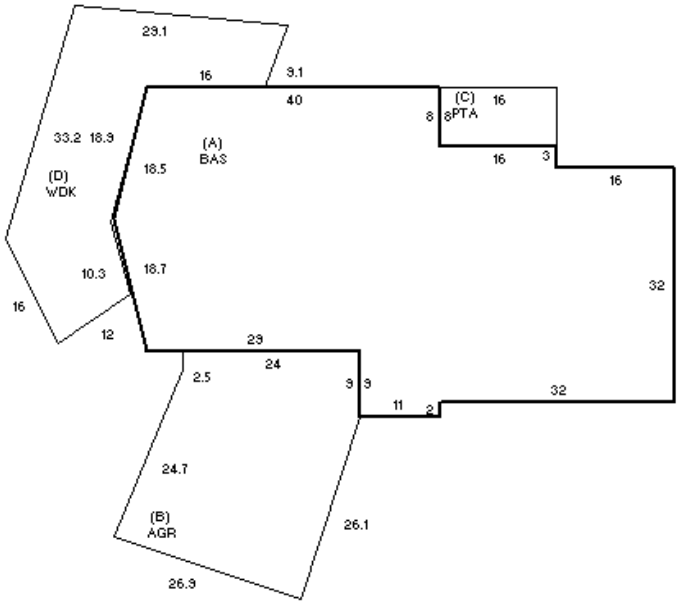
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | | Infl1 | | N_Index | | ADJ BASE | SAF | Topo | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 40,000 | 15 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1,708,825 | 1.00 | A | 1.00 | BEX | 7.25 | | | 1,568,860 |
| 300 | A | 1.882 | 15 | 1.00 | 100 | 1.00 | 100 | 1.00 | 70,905 | 1.00 | ML | 0.60 | BEX | 7.25 | | | 133,440 |

| TOTAL | 2.800 Acres | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | SCRAG NCK | NOTE | THERE ARE 3 JETTIES ON THIS PROPERTY, FRONTAGE ON BEACH | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,332,700 | 1,332,700 |
| BUILDING | 508,300 | 449,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,841,000** | **1,782,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 08/26/2021

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/26/2021 | TL |
| LIST | 10/18/2021 | VER |
| REVIEW | 10/18/2021 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1949 | SIZE ADJ | 1.000 |
| NET AREA | 2,692 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $248 | OVERALL | 1.140 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 13 | 1.00 |
| GARAGE CAPACITY | 2 | 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 | 10 | VERT BOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 6 | TILE | 1.02 |
| INT. FINISH | 2 | DRYWALL | 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 |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 2,692 | 1949 | 196.83 | 529,875 |
| B | AGR | N | ATT GARAGE | 794 | | 69.59 | 55,252 |
| C | PTA | N | PATIO | 128 | | 17.10 | 2,189 |
| D | WDK | N | WOOD DECK | 719 | | 25.57 | 18,384 |
| | BMU | N | BSMT UNFINISHED | 592 | | 55.10 | 32,618 |
| | F12 | O | FPL 1S 2OP | 1 | | 10,078.70 | 10,079 |
| | FIX | O | XTRA FIXTURES | 8 | | 2,549.16 | 20,393 |

| TOTAL RCN | 668,790 |
|---|---|

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

| EFF.YR/AGE | 1995 / 27 | | |
|---|---|---|---|
| COND | 24 | 24 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 24 | % GD | 76 |
| RCNLD | | | $508,300 |