

Key: 11197

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.494

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
SORRENTO CAPE HOUSE LLC C/O DONALD W JONES PO BOX 212 CATAUMET, MA 02534				54.0-4-0				44 BAXENDALE RD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
SORRENTO CAPE HOUSE LLC				03/10/2011	F	1	25309-284									
JONES DONALD W				01/16/2008	T	1,200,000	22607-279									
FILBIN RICHARD F TR OF				03/22/1993	F	1	11141-143									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	23,958	14	1.00	100	1.00	100	1.00	2,144,870	1.48	A	1.00	BSP	9.10		1,740,140

TOTAL	23,958 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	views of Lawrence Island & Squeteague Harbor; 360 degree view of the bay from roof wdk			LAND	1,740,100	1,540,100
Infl1	AVG		BUILDING	2,502,400	2,214,600			
N_Index	AVG		DETACHED	7,200	6,800			
			OTHER	0	0			
			TOTAL	4,249,700	3,761,500			

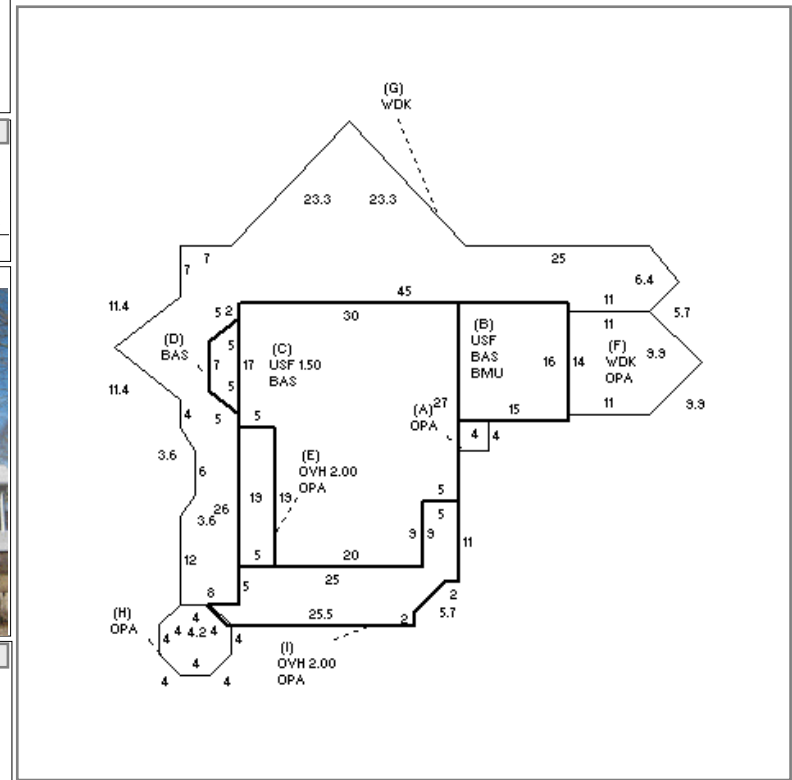
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.20	10 0.90	WIDOWS WALK	77	21.96	1,500
SHF	G	1.20	10 0.90	ASH (EST)	360	17.71	5,700



BUILDING	CD	ADJ	DESC	MEASURE	3/3/2011	TL
MODEL	1		RESIDENTIAL	LIST	3/15/2011	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/24/2018	BC
QUALITY	S	3.30	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1888	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,592	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	657		253.80	166,745
\$NLA(RCN)	\$792	OVERALL	1.320	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	240		264.73	63,535
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,650	1888	448.36	739,786
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,220	1888	810.66	989,006
				FLOOR COVER	1	HARDWOOD	1.02	+	OVH	L	OVERHANG	722	1888	780.98	563,869
				INT. FINISH	5	OTHER	1.00	+	WDK	N	WOOD DECK	1,349		92.11	124,263
				HEATING/COOLING	3	RADIANT HW	1.10		CPC	O	CAPE CELLAR	2		16,283.75	32,568
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		37,988.30	37,988
				USE	0		1.00		F31	O	FPL 3S 1OP	1		43,223.60	43,224
									FIX	O	XTRA FIXTURES	9		9,183.58	82,652

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 %
19785	08/22/2019	15	INSULATE/WEA	5,000			100 100
0000	12/28/2015	13	OTHER		12/28/2015		100 100
08168	04/24/2008	9	DECK	108,000	03/04/2011	TL	100 100



CAPACITY	UNITS	ADJ	TOTAL RCN	2,843,636
STORIES	2.5	1.00	CONDITION ELEM	CD
ROOMS	11	1.00	EXTERIOR	G
BEDROOMS	7	1.00	INTERIOR	G
BATHROOMS	2	1.00	KITCHEN	G
FIXTURES	14	1.00	BATHS	G
GARAGE CAPACITY	0	1.00	HEAT	A
% BSMT FINISH	0	1.00	ELECT	U
# OF HALF BATHS	2	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$2,502,400