Key: 11198

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,495

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
N&N COTTAGE LLC **PO BOX 212** **CATAUMET, MA 02534**	**54.0-5-0**	**36 BAXENDALE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
N&N COTTAGE LLC	05/09/2017	T	1,300,000	30474-310
LANDRY JOHN B III &	08/07/1985	QS	315,000	4656-265

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 2**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-916	12/13/2021	3	ALT/RENO	18,500			100	100
18431	05/17/2018	3	ALT/RENO	25,000	07/16/2019	TL	100	100
13712	10/11/2013	9	DECK	15,000	04/30/2018	TL	100	100
13474	07/22/2013	3	ALT/RENO	151,000	04/30/2018	TL	100	100
06372	06/20/2006	4	DETACH.STRUC	10,000	03/04/2008	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	31,798	14 1.00	100 1.00	100 1.00	2,144,870	1.18	A 1.00	BSP 9.10			1,852,090

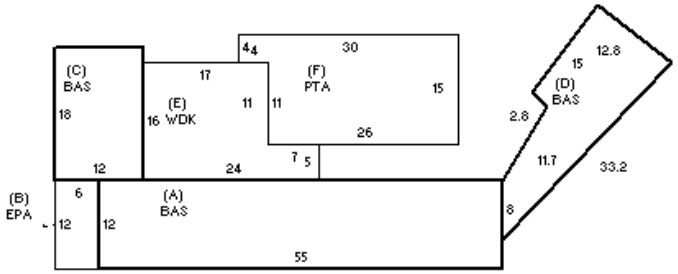
TOTAL	31,799 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	Locked gate to bhf - info per conservation agent 7/31/19		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,852,100	1,639,100
BUILDING	157,000	139,000
DETACHED	0	0
OTHER	50,700	45,500
TOTAL	**2,059,800**	**1,823,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8 X 8			0.00	

PHOTO 05/03/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/30/2018	TL
LIST	11/4/2019	EST
REVIEW	11/4/2019	BC

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,154	DETAIL ADJ	1.000
$NLA(RCN)	$170	OVERALL	0.740

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	12	OTHER	1.00
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,154	1956	151.40	174,710
B	EPA	N	ENCLOSED PORCH	72		79.96	5,757
E	WDK	N	WOOD DECK	307		16.85	5,172
F	PTA	N	PATIO	406		10.72	4,354
	MST	O	MAS/METAL STACK	2		3,147.50	6,295

TOTAL RCN	196,288

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$157,000

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

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

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	50,700	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/09/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	0.65	CABIN [100%]
QUALITY	E	2.00	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/29/2019	BC
LIST	10/29/2019	EST
REVIEW	10/29/2019	BC

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	140	DETAIL ADJ	1.000
$NLA(RCN)	$442	OVERALL	0.710

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	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	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	99	NONE	1.00
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	140	1999	308.33	43,167
B	OPA	N	OPEN PORCH	224		83.57	18,720

TOTAL RCN	61,887
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$50,700