Key: 11203

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.501

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEAL DAVID CURTIS PO BOX 705 CATAUMET, MA 02534	54.0-10-0	20 BAXENDALE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEAL DAVID CURTIS	08/17/1984	A	100	4219-30

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	%
18648	08/09/2018	3	ALT/RENO	10,370			100	100

LAND

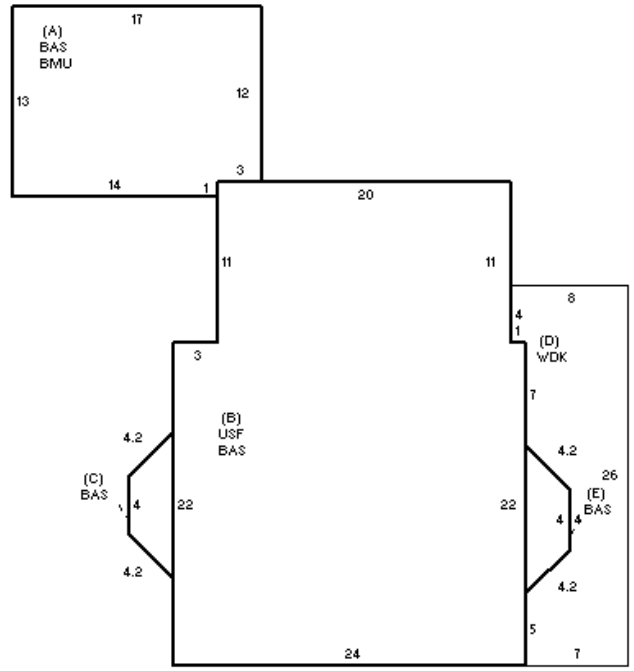
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,005	14 1.00	100 1.00	100 1.00	2,144,870	1.38	A 1.00	BSP 9.10			1,769,360

TOTAL	26,005 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE: Observed underground oil tank 2011.

ASSESSED	CURRENT	PREVIOUS
LAND	1,769,400	1,565,900
BUILDING	265,600	235,000
DETACHED	20,700	19,700
OTHER	0	0
TOTAL	**2,055,700**	**1,820,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	33X25		825	33.41	20,700
SHF	A 1.00	40 0.60	6X10			0.00	

PHOTO 04/05/2011

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/12/2011	JB
LIST	4/12/2011	JB
REVIEW	4/12/2011	JB

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,756	DETAIL ADJ	1.000
$NLA(RCN)	$199	OVERALL	1.060

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	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	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
A	BMU	N	BSMT UNFINISHED	218		69.01	15,043
+	BAS	L	BASE AREA	1,008	1900	215.80	217,521
B	USF	L	UPPER STORY FIN	748	1900	122.23	91,428
D	WDK	N	WOOD DECK	165		39.32	6,487
	CPC	O	CAPE CELLAR	1		4,244.70	4,245
	F21	O	FPL 2S 1OP	1		9,902.50	9,903
	FIX	O	XTRA FIXTURES	2		2,393.85	4,788

TOTAL RCN 349,415

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 $265,600