

Key: 11226

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.528

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CARIGNAN RICHARD M & JOANNE M OSULLIVAN 197 PALMER AVENUE FALMOUTH, MA 02540				54.0-40-0				8 PINE HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARIGNAN RICHARD M & MARSHALL STEPHEN B ETUX				11/08/2019	QS	482,625	32452-217				
VELLA PAUL J				06/04/2010	N	360,000	24559-79				
				05/31/2005	O	432,000	()				

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-20-217	08/26/2020	3	ALT/RENO		09/03/2020	TL	100 100
11606	10/06/2011	10	INSULATE/WEA	2,086			100 100
05482	07/20/2005	2	WOODSTOVE	500	06/27/2006	TL	100 100
05369	06/06/2005	3	ADDITIONS				100 100
			ALT/RENO	35,000	06/27/2006	TL	100 100

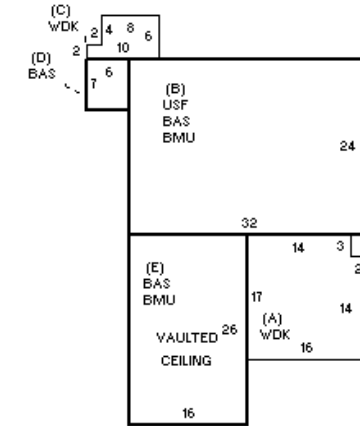
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,776	14	1.00	100	1.00	518,540	2.92	A	1.00	BA-	2.20	375,170

TOTAL	10,759 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N	FRONT - MARSH & WATER VIEWS OF SQUETEAGUE			LAND	375,200	271,700
Infl1	AVG	O	HARBOR & SCRAGGY NECK, RAILROAD TRACKS			BUILDING	426,700	381,600
N_Index	AVG	T	BEHIND			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	801,900	653,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2017	TL
MODEL	1		RESIDENTIAL	LIST	1/4/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/10/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,994	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$228	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	11	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	318		24.69	7,851
+	BMU	N	BSMT UNFINISHED	1,184		42.15	49,907
B	USF	L	UPPER STORY FIN	768	1962	125.69	96,530
+	BAS	L	BASE AREA	810	1962	217.30	176,010
E	BAS	L	BASE AREA	416	2005	217.30	90,395
	BMG	O	BSMT GARAGE	1		8,239.60	8,240
	F21	O	FPL 2S 1OP	1		10,182.70	10,183
	FIX	O	XTRA FIXTURES	6		2,461.78	14,771

TOTAL RCN	453.885
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$426,700