

Key: 11243

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.551

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HORN MICHAEL P PO BOX 288 CATAUMET, MA 02534-0288				54.0-55-0				1375 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HORN MICHAEL P				08/20/1998	F	100		10454-350			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	90	COMMERCIAL-RESID			6	1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08626	11/12/2008	1	NEW CONSTRUC	156,000	02/09/2011	JB	0	100
07491	08/13/2007	3	ALT/RENO	8,000	12/07/2007	JB	0	100

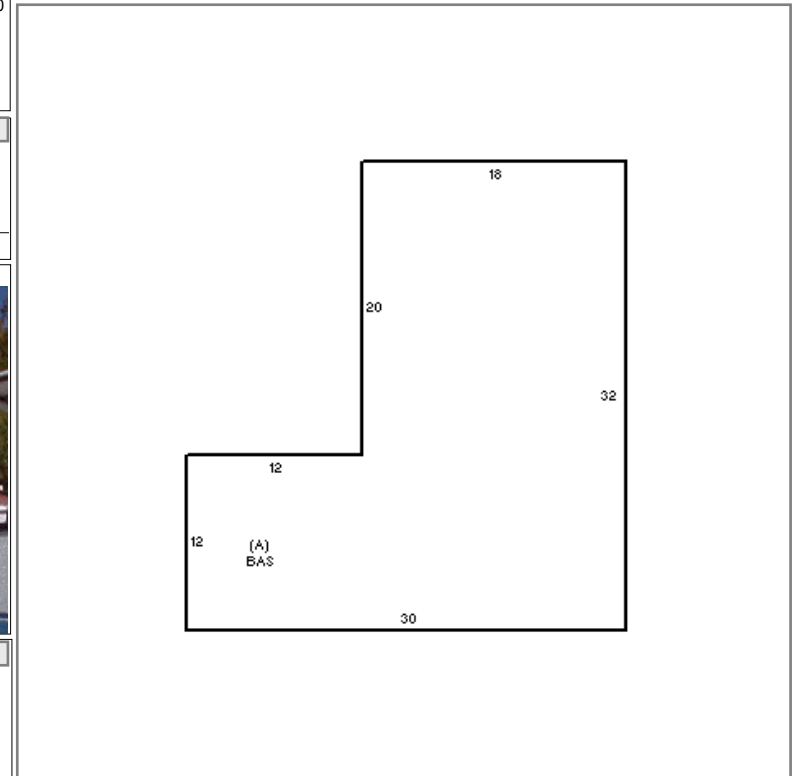
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00		310,050
303	A	2,642	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		60,240

DETACHED

TOTAL	3.101 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	370,300	356,000		
Infl1	AVG		BUILDING	46,200	44,500		
N_Index	AVG		DETACHED	13,700	12,900		
			OTHER	359,000	343,500		
			TOTAL	789,200	756,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	+	1.10	30 0.70	16 X 20	320	44.66	10,000
SHM	M	0.70	70 0.30	10 X 13	130	8.21	300
SHF	V	1.30	10 0.90	8 X 14	112	21.35	2,200
SHF	M	0.70	50 0.50	8 X 10	80	11.83	500
SHF	L	0.90	50 0.50	8 X 12	96	15.21	700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2021	RP
MODEL	5		CIM-5	LIST	4/1/2021	EST
STYLE	52	1.15	SERVICE GARAGE [100%]	REVIEW	4/1/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	720	DETAIL ADJ	0.862	FOUNDATION	1	PIER	1.00
\$NLA(RCN)	\$97	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	3	GAMBREL	1.01
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100	ADJ	1.00	FLOOR COVER	8	PLYWOOD	0.88
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95
% SPINKLERS	0		1.00	HEATING/COOL	15	SUSPENDED	0.95
				FUEL SOURCE	7	OTHER	1.00
				NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	720	1970	97.29	70,047

TOTAL RCN	70,047
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1979 / 43
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$46,200

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LEGAL

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HORN MICHAEL P PO BOX 288 CATAUMET, MA 02534-0288				54.0-55-0				1375 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	90	COMMERCIAL-RESID			6	2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

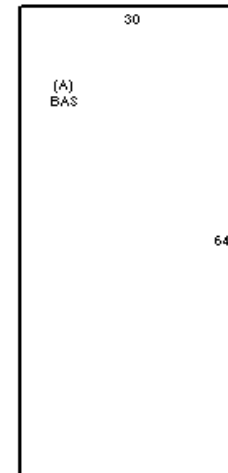
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	37,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2021	RP
MODEL	5		CIM-5	LIST	4/1/2021	EST
STYLE	52	1.15	SERVICE GARAGE [100%]	REVIEW	4/1/2021	RP
QUALITY	M	0.60	MINIMAL [100%]			
FRAME	7	0.95	POLE FRAME [100%]			

BUILDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	89,302	
NET AREA	1,920	DETAIL ADJ	1.046	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,920	1974	46.51	89,302	CONDITION ELEM CD		
\$NLA(RCN)	\$47	OVERALL	1.000	EXT. COVER	14	OTHER	1.00									EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								INTERIOR	A	
STORIES	1		1.00	ROOF COVER	9	OTHER	1.00									CDN/APP	A	
% HEATED	100		1.00	FLOOR COVER	6	OTHER	1.00									EFF.YR/AGE 1980 / 42		
% AIR COND	0		1.00	INT. FINISH	5	OTHER	1.00									COND	33 33 %	
% SPINKLERS	0		1.00	HEATING/COOL	15	SUSPENDED	0.95									FUNC	25	
				FUEL SOURCE	7	OTHER	1.00									ECON	0	
				NAF	0		1.00									DEPR	58 % GD 42	
																	RCNLD	\$37,500

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


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	90	COMMERCIAL-RESID				3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

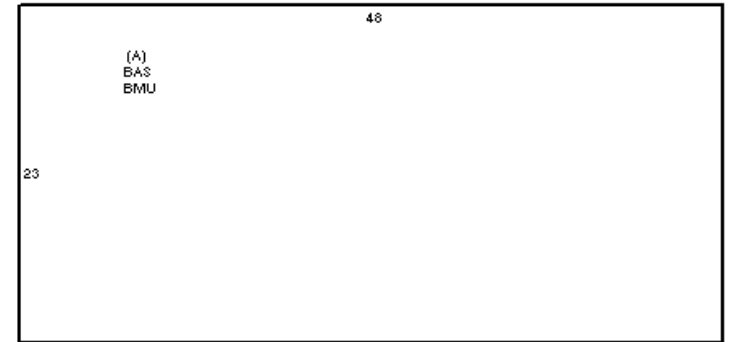
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	163,400	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/17/2007
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/1/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/1/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	190,014
NET AREA	1,104	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BMU	N	BSMT UNFINISHED	1,104		27.02	29,828		
\$NLA(RCN)	\$172	OVERALL	0.730	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,104	1970	142.24	157,030		
				ROOF SHAPE	1	GABLE	1.00		FIX	O	XTRA FIXTURES	2		1,577.85	3,156		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOOR COVER	35	WW-VINYL	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				USE	3	CIM	0.75										

CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	A	
BATHS	A	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$163,400	

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	90	COMMERCIAL-RESID				4	4 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

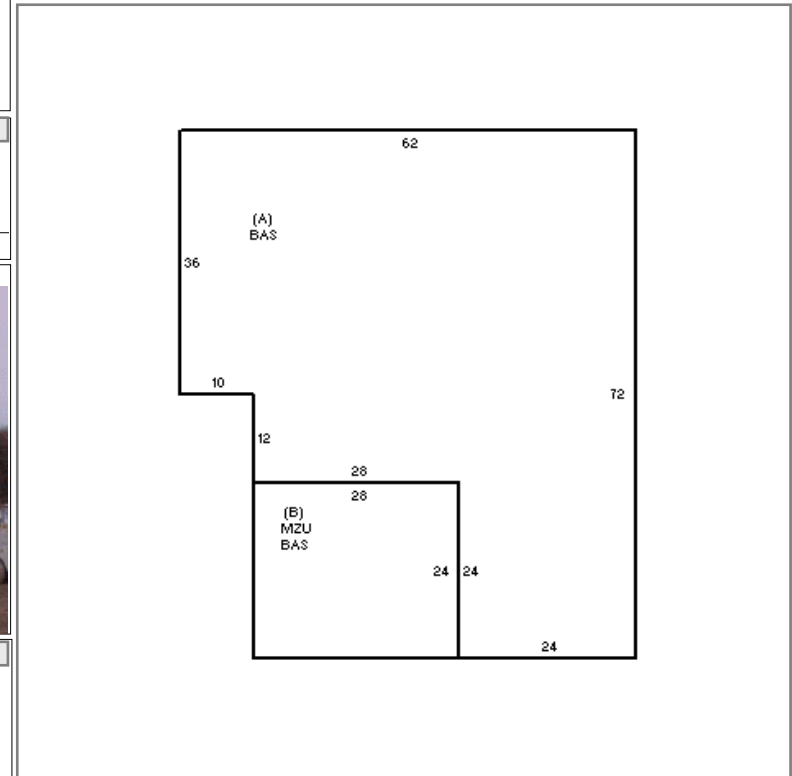
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	158,100	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2021	RP
MODEL	5		CIM-5	LIST	4/1/2021	EST
STYLE	52	1.13	SERVICE GARAGE [84%]	REVIEW	4/1/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	0	SIZE ADJ	1.000
NET AREA	4,104	DETAIL ADJ	0.913
\$NLA(RCN)	\$60	OVERALL	1.000
CAPACITY	UNITS	ADJ	
STORIES	0	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,432	0	58.74	201,591
EXT. COVER	3	ALUMINUM	1.00	B	BAS	L	BASE AREA	672	0	58.74	39,472
ROOF SHAPE	1	GABLE	1.00	B	MZU	N	UNF MEZ	672		8.93	5,998
ROOF COVER	10	METAL	1.00								
FLOOR COVER	9	CONCRETE	0.95								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	7	FLR/WALL UNIT	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								
NAF	0		1.00								

TOTAL RCN	247,061
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$158,100