Key: 11298

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,608

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DECATUR JAMES B ETUX ERICA E URBAN PO BOX 671 CATAUMET, MA 02534	55.0-26-0	24 WHIMBREL DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DECATUR JAMES B ETUX	01/13/2017	O	265,000	30231-193
MCCULLOCH DEBRA L	12/31/2012	F	1	26999-164
MCCULLOCH MITCHELL R AND	12/11/1998	QS	167,500	11906-338

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	%
13834	11/25/2013	15	INSULATE/WEA	2,120			100	100

LAND

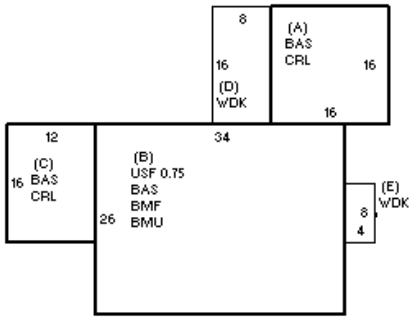
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	14,770	14	1.00	100	1.00	100	1.00	294,625	2.21	A	1.00	R06	1.25			221,000
300	A	0.200	14	1.00	100	1.00	100	1.00	20,375	1.00	OS	1.00	R06	1.25			4,080

TOTAL	14,770 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE: MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE

ASSESSED	CURRENT	PREVIOUS
LAND	225,100	199,200
BUILDING	389,000	343,900
DETACHED	3,400	3,200
OTHER	0	0
TOTAL	**617,500**	**546,300**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A	0.75	10 X 10	1985	100	16.90	1,300
HTB	A	1.00	A	0.75			1	2,826.30	2,100

PHOTO 06/22/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/22/2021	RP
LIST	6/22/2021	VER
REVIEW		

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,995	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	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
+	CRL	N	BSMT CRAWL	448		28.80	12,903
+	BAS	L	BASE AREA	1,332	1978	210.75	280,715
B	BMU	N	BSMT UNFINISHED	884		40.88	36,139
B	BMF	N	BSMT FINISH	884		38.91	34,399
B	USF	L	UPPER STORY FIN	663	1978	121.90	80,820
+	WDK	N	WOOD DECK	160		39.21	6,274
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	8		2,387.53	19,100

TOTAL RCN	480,224

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

EFF.YR/AGE	2000 / 22		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$389,000