Key: 11302

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,612

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARTIN KENNETH M & BETH-ANN C/O BENYAMIN KAITLYN & 16 WHIMBREL DR CATAUMET, MA 02534	55.0-31-0	16 WHIMBREL DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENYAMIN KAITLYN &	11/01/2023	F	1	36067-270
BENYAMN KAITLYN &	10/27/2023	QS	720,000	36057-133
MARTIN KENNETH M & BETH-A	11/22/2019	F	1	32489-242

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

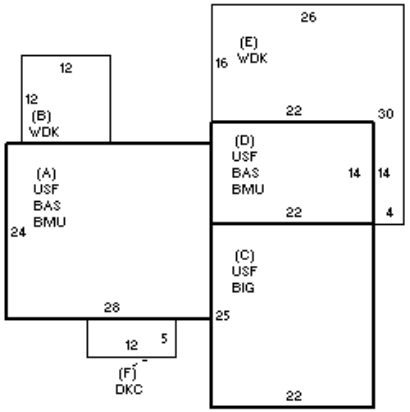
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19568	06/28/2019	3	ALT/RENO	2,000	04/29/2021		100	100
03129	03/19/2003	2	ADDITIONS	39,300	08/08/2005	TL	100	100
990703	11/15/1999	4	DETACH.STRUC	700	11/15/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	13,730	14	1.00	100	1.00	100	1.00	294,625	2.36	A	1.00	R06	1.25			218,960
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	13,721 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	223,000	197,400
BUILDING	537,900	476,000
DETACHED	2,400	2,300
OTHER	0	0
TOTAL	**763,300**	**675,700**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	12 X 14	2000	168	15.95	2,400

PHOTO 08/16/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/29/2021	TL
LIST	4/29/2021	EST
REVIEW	4/29/2021	TL

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,510	DETAIL ADJ	1.000
$NLA(RCN)	$221	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	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	4	FLR/WALL(FULL)	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	980		39.75	38,952
A	BAS	L	BASE AREA	672	1980	216.15	145,255
A	USF	L	UPPER STORY FIN	672	1980	113.32	76,154
+	WDK	N	WOOD DECK	616		23.28	14,342
C	BIG	N	BUILT-IN GARAGE	550		85.46	47,003
+	USF	L	UPPER STORY FIN	858	2003	113.33	97,234
D	BAS	L	BASE AREA	308	2003	216.15	66,575
F	DKC	N	DECK-COMPOSITE	60		68.43	4,106
	BMF	N	BSMT FINISH	672		47.76	32,093
	F21	O	FPL 2S 1OP	1		9,601.80	9,602
	FIX	O	XTRA FIXTURES	10		2,321.26	23,213

TOTAL RCN	554,528
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	$537,900