

Key: 16482

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.159

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CUTONE JAMES C & JOAN LORRAINE CUTONE 88 OLD DAM RD BOURNE, MA 02532				26.2-115-1				88 OLD DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUTONE JAMES C & KEATING DAVID C TR SHERMA				09/20/2018	V	1,057,000	31541-112				
				04/28/2004	F	10	18514-173				
KEATING DAVID				12/23/2003	H	75,000	18061-232				


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-20-146	07/28/2020	3	ALT/RENO	20,000	04/14/2021		100 100
181052	12/06/2018	3	ALT/RENO	18,000	01/23/2020	RP	100 100
18808	09/20/2018	3	ALT/RENO	20,970	01/23/2020	RP	100 100
		12	CYCLICAL		01/24/2018	DB	100 100
04708	09/16/2004	1	NEW CONSTRUC	350,000	06/15/2009	TL	100 100

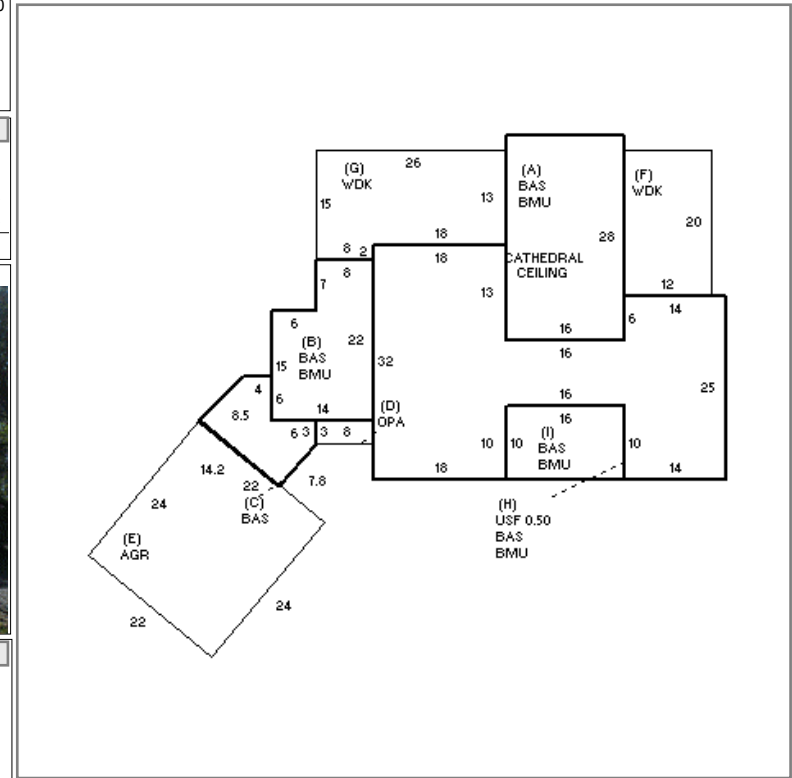
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	6	1.00	100	1.00	100	1.00	659,960	1.00	A	1.00	BSP	2.80		605,900
300	A	0.001	6	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	BSP	2.80		50

DETACHED

TOTAL	40,033 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E Removed Boardwalk 1-23-2020 per ext inspection / lot 145-2 goes with 88 old dam road	LAND	606,000	536,300			
Infl1	AVG		BUILDING	818,300	731,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,424,300	1,268,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/31/2002
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2020	RP
MODEL	1		RESIDENTIAL	LIST	1/23/2020	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	870,543
NET AREA	2,601	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,944		46.83	91,047		
\$NLA(RCN)	\$335	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,066	2004	271.46	560,835		
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	24		150.18	3,604		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	AGR	N	ATT GARAGE	528		97.62	51,544		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	594		33.74	20,041		
				INT. FINISH	2	DRYWALL	1.00	H	USF	L	UPPER STORY FIN	535	2004	173.80	92,982		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	9			3,363.63	30,273		
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	2			10,108.80	20,218		
				USE	0		1.00										

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

EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$818,300
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