Key: 2060

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,070

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CATARIUS STEPHEN L 145 VALLEY RD PLYMOUTH, MA 02360	11.4-113-0	83 CRANBERRY HWY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CATARIUS STEPHEN L	11/29/2021	QS	210,000	3469-65
BOUSQUET SCOTT J TR	07/31/2008	F	1	23076-331
TIPPING DAVID	07/31/2008	S	70,350	23076-328

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	%
B-23-248	11/22/2023	2	ADDITIONS	60,000			0	0
EXB-23-400	07/25/2023	3	ALT/RENO	5,000			0	0
EXB-23-223	04/20/2023	3	ALT/RENO	10,000			0	0
EXB-21-947	12/27/2021	3	ALT/RENO	3,000			100	100
10444	07/28/2010	6	FENCE				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	2 1.00	100 1.00	100 1.00	188,560	4.23	A 1.00	R02 0.80			131,940

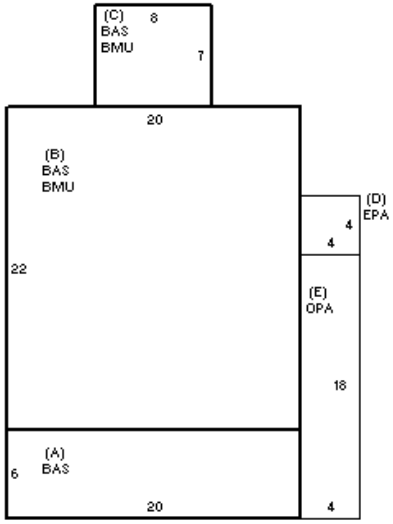
TOTAL	7,187 SF	ZONING	1	FRNT	60
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	131,900	116,800
BUILDING	92,800	82,100
DETACHED	8,100	8,400
OTHER	0	0
TOTAL	**232,800**	**207,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	20 X 20		400	40.60	8,100

PHOTO 02/23/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/30/2018	TL
LIST	4/30/2018	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	616	DETAIL ADJ	1.000
$NLA(RCN)	$188	OVERALL	0.720

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	5	ASBESTOS	0.96
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BAS	L	BASE AREA	560	1920	151.49	84,833
+	BMU	N	BSMT UNFINISHED	496		33.80	16,767
C	BAS	L	BASE AREA	56	1920	151.48	8,483
D	EPA	N	ENCLOSED PORCH	16		113.69	1,819
E	OPA	N	OPEN PORCH	72		56.28	4,052

TOTAL RCN	115,954

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$92,800