

Key: 2446

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.471

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KAPE VIEW HOUSE LLC 51 GATE HOUSE RD NEWTON, MA 02467				14.0-47-0				681 HEAD OF THE BAY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KAPE VIEW HOUSE LLC				07/14/2022	QS	2,684,318	(230510)					
HEAD OF THE BAY LLC				04/30/2008	F	100	(185822)					
DELUTIS PETER J ET ALS				12/21/1993	J	304,625	(132386)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000 4	1.00	100	1.00	388,905	0.64	A	1.00	BEX	1.65	460,610
300	A	4.163 4	1.00	100	1.00	26,895	1.00	A	1.00	BEX	1.65	111,960

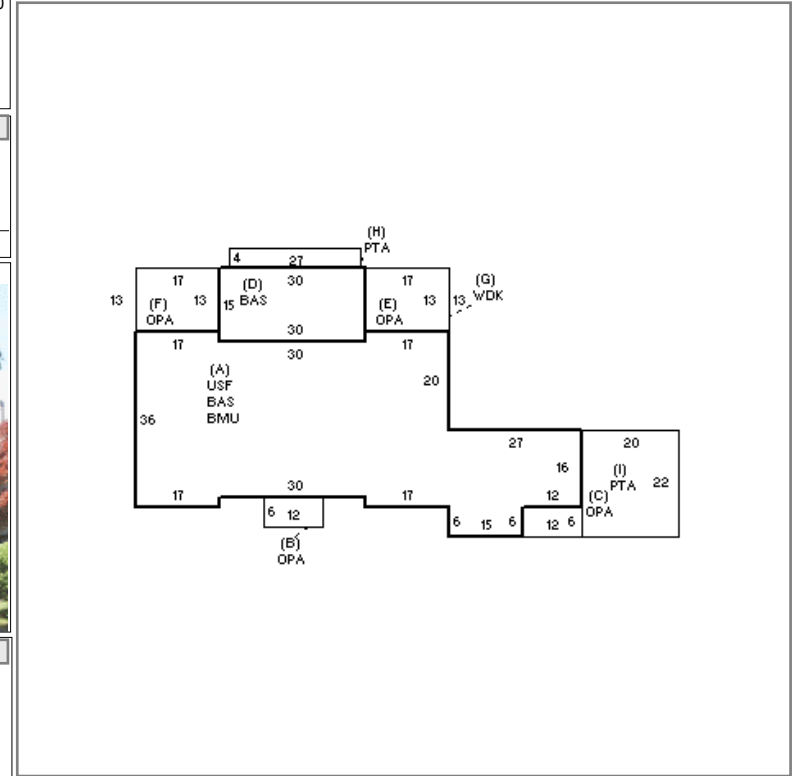
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
990427	07/19/1999	2	ADDITIONS	2,000	09/28/2000	TL	100 100
960107	04/02/1996	4	DETACH.STRUC	28,800	01/05/1998	JS	100 100
950476	09/26/1995	2	ADDITIONS	25,000	07/23/1996	JS	100 100
		13	OTHER				100 100

LAND

TOTAL	6.000 Acres	ZONING	2	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE FY12 - RMVD LAND CODE FY19;google maps show permanent structure iin water				LAND	572,600	506,600
Infl1	AVG					BUILDING	1,648,600	1,458,800
N_Index	AVG					DETACHED	70,400	67,200
						OTHER	290,100	344,000
						TOTAL	2,581,700	2,376,600

DET
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E	1.90 50	0.50 25X25 + 9X21		814	63.49	25,800
SHF	A	1.00 50	0.50 10X10		100	16.90	800
PTD	A	1.00 50	0.50 18X18		324	4.00	600
DGF	V	1.30 50	0.50 31 X 49		1,519	42.54	32,300
SHF	A	1.00 50	0.50 24X25		600	12.38	3,700
BDW	A	1.00 50	0.50 4X20		80	181.20	7,200



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BUILDING	CD	ADJ	DESC	MEASURE	6/28/2019	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/23/2022	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1914	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,060,767
NET AREA	6,083	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	2,706		51.85	140,315		
\$NLA(RCN)	\$339	OVERALL	1.440	EXT COVER	7	STUCCO	1.20	A	USF	L	UPPER STORY FIN	2,706	1914	163.38	442,094		
				ROOF SHAPE	2	HIP	1.02	+	OPA	N	OPEN PORCH	586		110.98	65,031		
				ROOF COVER	6	TILE	1.20	+	BAS	L	BASE AREA	3,156	1914	310.08	978,610		
				FLOOR COVER	1	HARDWOOD	1.02	G	WDK	N	WOOD DECK	892		40.28	35,928		
				INT. FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	548		25.64	14,050		
				HEATING/COOLING	1	FORCED AIR	1.00		OVH	L	OVERHANG	221	1914	341.50	75,471		
				FUEL SOURCE	1	OIL	1.00		BMF	N	BSMT FINISH	1,864		53.22	99,206		
				USE	0		1.00		F22	O	FPL 2S ZOP	7		17,388.13	121,717		
									FIX	O	XTRA FIXTURES	22		4,015.73	88,346		
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$1,648,600

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LEGAL

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


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

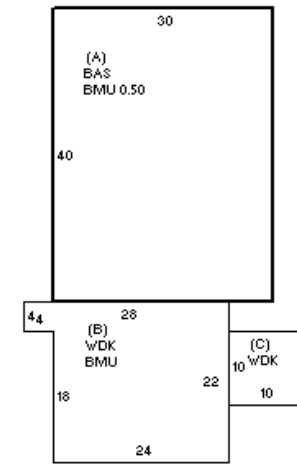
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	290,100	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/01/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2019	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/1/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1914	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,200	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,144		46.25	52,906
\$NLA(RCN)	\$318	OVERALL	1.190	EXT COVER	7	STUCCO	1.20	A	BAS	L	BASE AREA	1,200	1914	243.46	292,151
				ROOF SHAPE	2	HIP	1.02	+	WDK	N	WOOD DECK	644		27.09	17,446
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	1		9,040.00	9,040
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 1OP	1		10,168.80	10,169
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	381,712	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$290,100	