

Key: 3310

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.352

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
DANA FRANCIS W & CAROLINE N TR DANA FAMILY REALTY TRUST 40 CATSKILL ROAD BUZZARDS BAY, MA 02532										19.1-8-0				40 CATSKILL RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
DANA FRANCIS W & CAROLINE										02/28/2020	F	100	(221951)				
DANA FRANCIS W ETUX										10/20/2016	QS	1,100,000	(211060)				
HONAN HARRY J ETUX										11/05/2002	O	730,000	(167194)				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	4	1.00	DCK	1.00	100	1.00	612,820	1.00	A	1.00	BSP	2.60	562,620
300	A	0.552	4	1.00	100	1.00	100	1.00	42,380	1.00	A	1.00	BSP	2.60	23,390

TOTAL	1.470 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E beach right of way on landflood insurane premium per year \$1,575;Chapter 91 license Expires 2032 #86-5	LAND	586,000	498,700			
Infl1	DOCK		BUILDING	1,092,400	947,700			
N_Index	AVG		DETACHED	40,800	40,900			
			OTHER	0	0			
			TOTAL	1,719,200	1,487,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12 X 8			0.00	
SHF	A	1.00	50 0.50 8 X 8			0.00	
PPD	E	1.90	10 0.90 20X3.5	2017	105	344.28	32,500
FLD	E	1.90	10 0.90 4X20		80	114.76	8,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/14/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/9/2023	SL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,716	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	DKC	N	DECK-COMPOSITE	839		92.65	77,732
\$NLA(RCN)	\$255	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	368		88.76	32,665
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	912		105.57	96,276
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	2,016	2003	130.67	263,435
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,344	1983	248.01	333,326
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	252	1983	130.67	32,929
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	BAS	L	BASE AREA	1,104	2003	248.01	273,802
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	180		21.28	3,831
				USE	0		1.00	CPC	O	CAPE CELLAR	1		5,695.00	5,695	
								F11	O	FPL 1S IOP	1		12,092.90	12,093	
								FIX	O	XTRA FIXTURES	16		3,211.94	51,391	
								GFP	O	GAS FIREPLACE	1		9,652.60	9,653	
								KIT	O	EXTRA KITCHEN	1		7,575.80	7,576	

TOTAL RCN	1,200,403
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 2010 / 12	
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$1,092,400

