

Key: 3610

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.661

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SCANLAN NANCY J & EDWIN J MCLAUGHLIN 35 CATSKILL RD BUZZARDS BAY, MA 02532				19.3-180-0				35 CATSKILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCANLAN NANCY J & WENZEL THOMAS & MARTHA TR				03/05/2021	QS	480,000	(225523)				
WENZEL THOMAS C &				08/27/2018	F	1	(217126)				
				01/01/1987	O	74,000	(111550)				

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-21-818 900297	11/09/2021 06/07/1990	3 15 6	ALT/RENO INSULATE/WEA FENCE	7,137 250	02/02/2022 01/01/1991	TL HS	100 100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,400	4	1.00	100	1.00	100	1.00	235,700	1.56	A	1.00	R03	1.00			188,780

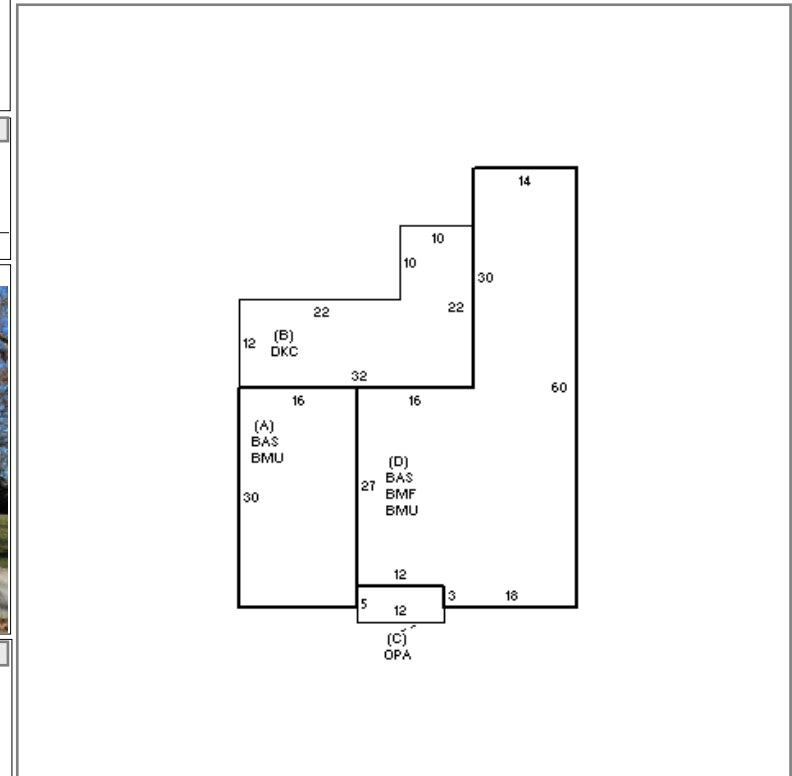
TOTAL	22,390 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	188,800	167,100			
Infl1	AVG		BUILDING	367,300	325,000			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
TOTAL				557,900	493,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	30 0.70	10 X 16		160	15.95	1,800



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/15/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	2/2/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	470,927
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,764		29.87	52,697		
\$NLA(RCN)	\$267	OVERALL	0.950	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,764	1987	178.44	314,767		
				ROOF SHAPE	1	GABLE	1.00	B	DKC	N	DECK-COMPOSITE	484		63.26	30,617		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	60		77.21	4,632		
				FLOOR COVER	1	HARDWOOD	1.02	D	BMF	N	BSMT FINISH	1,284		30.64	39,336		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		7,181.30	14,363		
				HEATING/COOLING	5	ELECTRIC BB	0.98		F11	O	FPL 1S 1OP	1		8,077.90	8,078		
				FUEL SOURCE	3	ELECTRIC	1.00		FIX	O	XTRA FIXTURES	3		2,145.60	6,437		
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$367,300
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