**Key: 3612**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,663

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WILLIAMS MARY T<br>31 CATSKILL RD<br>BUZZARDS BAY, MA 02532-2912 | 19.3-182-0 | 31 CATSKILL RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WILLIAMS MARY T | 12/14/1999 | X | 1 | (155878) |
| MCKENNA JAMES R | 05/09/1997 | A | 50,000 | (144387) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 14757 | 09/11/2014 | 9 | DECK | 2,000 | 09/22/2014 | TL | 100 | 100 |
| 14212 | 04/07/2014 | 3 | ALT/RENO | 10,000 | 09/22/2014 | TL | 100 | 100 |
| 13208 | 04/05/2013 | 4 | DETACH.STRUC | 16,500 | 09/22/2014 | TL | 100 | 100 |
| 930495 | 09/15/1993 | 6 | FENCE | 150 | 03/18/1994 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 18,200 | 4 1.00 | 100 1.00 | 100 1.00 | 235,700 | 1.85 | A 1.00 | R03 1.00 | | | 182,190 |

| TOTAL | 18,208 SF | ZONING | 1 | FRNT | 85 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | BBAY |
| Infl1 | AVG |
| N_Index | AVG |

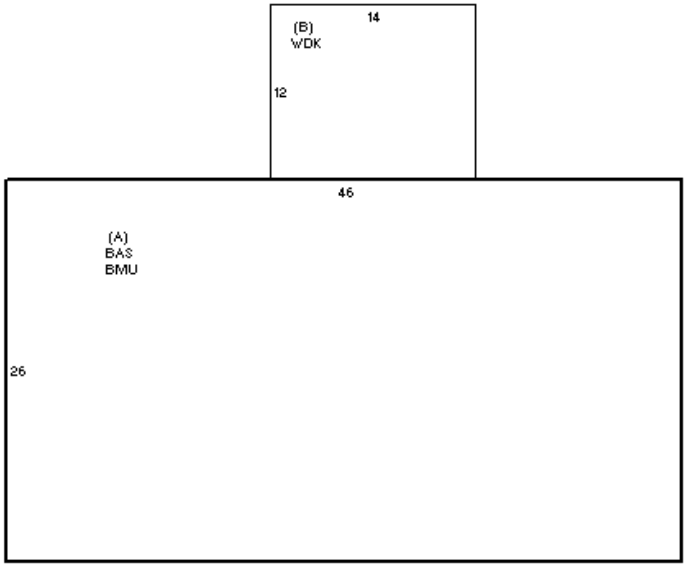
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 182,200 | 161,200 |
| BUILDING | 247,400 | 218,900 |
| DETACHED | 23,300 | 22,100 |
| OTHER | 0 | 0 |
| TOTAL | **452,900** | **402,200** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHM | A 1.00 | A 0.75 | 8 X 14 | | 112 | 11.73 | 1,000 |
| DGF | A 1.00 | 10 0.90 | 25X28 | 2013 | 700 | 35.32 | 22,300 |

PHOTO 08/31/2000




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/22/2014 | TL |
| LIST | 9/22/2014 | TL |
| REVIEW | 11/20/2014 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1972 | SIZE ADJ | 1.015 |
| NET AREA | 1,196 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $269 | OVERALL | 0.990 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 50 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,196 | | 36.64 | 43,824 |
| A | BAS | L | BASE AREA | 1,196 | 1972 | 192.90 | 230,705 |
| B | WDK | N | WOOD DECK | 168 | | 35.15 | 5,905 |
| | BMF | N | BSMT FINISH | 598 | | 44.03 | 26,328 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,056.90 | 8,057 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,140.00 | 6,420 |

| TOTAL RCN | 321,238 |
|---|---|

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

| EFF.YR/AGE | 1996 / 26 | | |
|---|---|---|---|
| COND | 23 | 23 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 23 | % GD | 77 |
| RCNLD | | | $247,400 |