

Key: 483

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 479

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |   |          |      | PARCEL ID   |         |          |     | LOCATION                               |             |                         |                                   |           |     |      |  |  |  |  |  |  |  |  |         |
|--|---|----------|------|---|---------|----------|-----|--|-------------|-------------------------|-----------------------------------|-----------|-----|------|--|--|--|--|--|--|--|--|---------|
| GARRITY JOHN G &<br>SUZANNE GARRITY<br>11 WARD RD<br>SUDBURY, MA 01776 |   |          |      | 4.1-69-0  |         |          |     | 20 CATAUMET RD                         |             |                         |                                   |           |     |      |  |  |  |  |  |  |  |  |         |
|  |   |          |      | TRANSFER HISTORY  |         |          |     | DOS                                    | T           | SALE PRICE              | BK-PG (Cert)                      |           |     |      |  |  |  |  |  |  |  |  |         |
|  |   |          |      | GARRITY JOHN G &<br>GARRITY JOHN G<br>GARRITY JOHN G ETAL |         |          |     | 08/30/2022<br>08/01/2022<br>08/01/2022 | F<br>A<br>A | 1<br>140,125<br>140,125 | 35337-167<br>35284-33<br>35284-30 |           |     |      |  |  |  |  |  |  |  |  |         |
| CD   | T | AC/SF/UN | Nbhd | Infl1   | N Index | ADJ BASE | SAF | Topo                                   | Lpi         | VC                      | CREDIT AMT                        | ADJ VALUE |     |      |  |  |  |  |  |  |  |  |         |
| 100  | S | 10,800   | 1    | 1.00  | 100     | 1.00     | 100 | 1.00                                   | 848,520     | 2.92                    | A                                 | 1.00      | BVG | 3.60 |  |  |  |  |  |  |  |  | 614,050 |

| TOTAL   | 10,802 SF | ZONING           | 1   | FRNT    | 130     | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|---|---------|---------|----------|---------|----------|
| Nbhd    | N SAG     | N<br>O<br>T<br>E | limited view;the view not comp to surrounding properties;view is roof of other hses |         |         | LAND     | 614,100 | 543,500  |
| Infl1   | AVG       |                  | BUILDING  | 104,900 | 92,800  |          |         |          |
| N_Index | AVG       |                  | DETACHED  | 0       | 0       |          |         |          |
|         |           |                  | OTHER   | 0       | 0       |          |         |          |
|         |           |                  | TOTAL   | 719,000 | 636,300 |          |         |          |

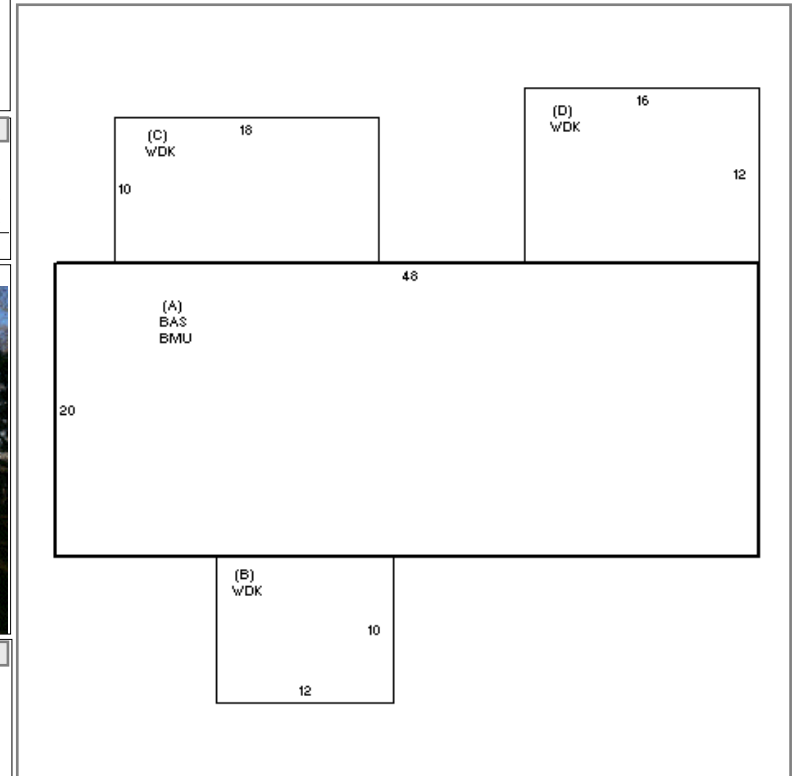
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/29/2017 | TL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 11/29/2017 | EST |
| STYLE    | 6  | 0.70 | COTTAGE [100%]    | REVIEW  | 10/31/2018 | DB  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1968  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 131,100 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 960   | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 960   |      | 20.08     | 19,281  |           |         |
| \$NLA(RCN) | \$137 | OVERALL    | 0.540 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA       | 960   | 1968 | 109.23    | 104,857 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | WDK | N | WOOD DECK       | 492   |      | 11.77     | 5,788   |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 |   | FIX | O | XTRA FIXTURES   | 1     |      | 1,173.20  | 1,173   |           |         |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | HEATING/COOLING | 13 | NONE           | 0.80 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 8  | NONE           | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

| 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    | %   |
|        |        | 12            | CYCLICAL |        | 11/29/2017 | BC | 100    | 100 |



| CAPACITY        | UNITS | ADJ  |
|-----------------|-------|------|
| STORIES         | 1     | 1.00 |
| ROOMS           | 5     | 1.00 |
| BEDROOMS        | 3     | 1.00 |
| BATHROOMS       | 1     | 1.00 |
| FIXTURES        | 6     | 1.00 |
| GARAGE CAPACITY | 0     | 1.00 |
| % BSMT FINISH   | 0     | 1.00 |
| # OF HALF BATHS | 0     | 1.00 |
| # OF UNITS      | 1     | 1.00 |

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

| EFF.YR/AGE | 1999 / 23  |
|------------|------------|
| COND       | 20 20 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 20 % GD 80 |

| RCNLD | \$104,900 |
|-------|-----------|
|-------|-----------|