

Key: 5137

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.272

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGOWAN CRAIG J TR OF WATERHOUSE 18 REALTY TRUST PO BOX 790 BUZZARDS BAY, MA 02532-0790				24.3-55-1				18 WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGOWAN CRAIG J TR OF CAPE COD BANK & TRUST				05/29/1996	L	97,500	10224-270				
BOSTON INT'L MUSIC INC				09/18/1995	L	95,000	N/A-N/A				
				10/22/1990	G	90,000	N/A-N/A				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	70	COMMERCIAL-RESID			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
18970	11/01/2018	3	ALT/RENO	16,000	11/25/2019	RP	100
01578	09/18/2001	3	ALT/RENO	18,000	10/04/2001	EB	100

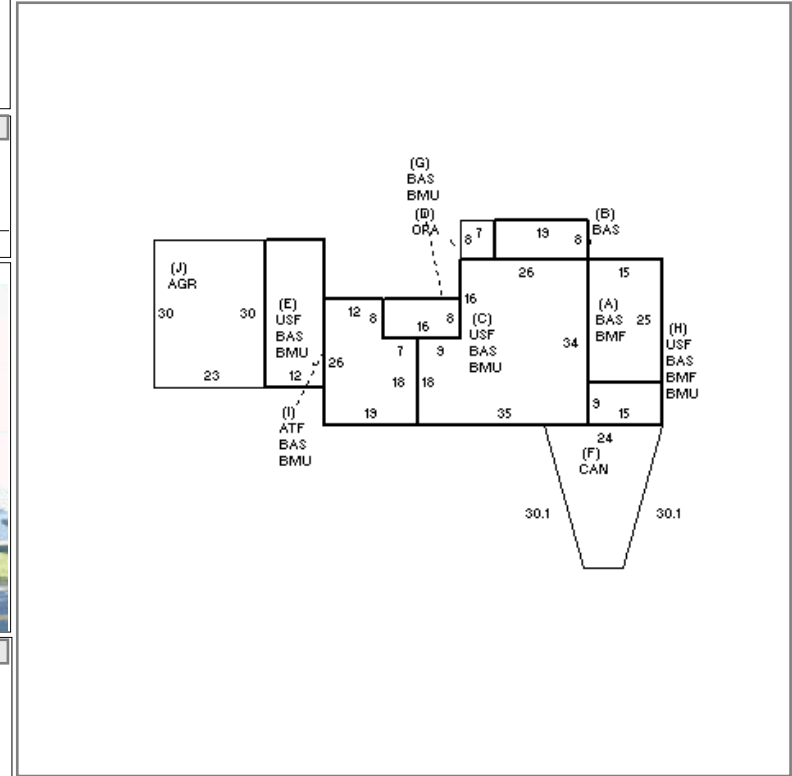
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	11,326	C-6	1.00	100	1.00	100	1.00	546,600	2.00	A	1.00	65	1.20		284,280

TOTAL	11,326 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	284,300	273,400		
Infl1	AVG		BUILDING	221,800	213,300		
N_Index	AVG		DETACHED	1,200	1,100		
			OTHER	0	0		
				TOTAL	507,300	487,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		1,500	1.20	900
SW2	E	1.90	20 0.80		9	41.42	300



BUILDING	CD	ADJ	DESC	MEASURE	11/25/2019	RP
MODEL	5		CIM-5	LIST	11/25/2019	EST
STYLE	20	1.00	OFFICE BUILDING [71%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	5,123	DETAIL ADJ	1.016
\$NLA(RCN)	\$64	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	L	BSMT FIN	375	1900	24.17	9,064
+	BAS	L	BASE AREA	2,634	1900	59.94	157,892
C	BMU	N	BSMT UNF	1,046		18.40	19,246
+	USF	L	UP-STRY FIN	1,484	1900	50.83	75,435
D	OPA	N	OPEN PORCH	56		16.11	902
E	BMU	N	BSMT UNF	438		18.40	8,059
F	CAN	N	CANOPY	464		13.00	6,032
G	BMU	N	BSMT UNF	128		18.40	2,355
H	BMU	N	BSMT UNF	135		18.40	2,484
H	BMF	L	BSMT FIN	135	1900	24.17	3,263
H	USF	L	UP-STRY FIN	135	1900	50.83	6,862
I	BMU	N	BSMT UNF	360		18.40	6,624
I	ATF	L	ATTIC	360	1900	28.77	10,358
J	AGR	N	ATT GARAGE	690		25.60	17,664

TOTAL RCN	326,240	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1981 / 41	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$221,800	