

Key: 5150

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.286

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CAVANAGH ROBERT D 41 WATERHOUSE RD BOURNE, MA 02532-3857		24.3-68-0		41 WATERHOUSE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAVANAGH ROBERT D			XX		01244-0232

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO-FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
181032	11/27/2018	14	SOLAR	45,000			100 100
18469	06/07/2018	15	INSULATE/WEA	2,109			100 100
890429	07/12/1989	3	ALT/RENO	65,000	03/01/2018	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 6	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90	194,750
300	A	0.982 6	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90	14,410

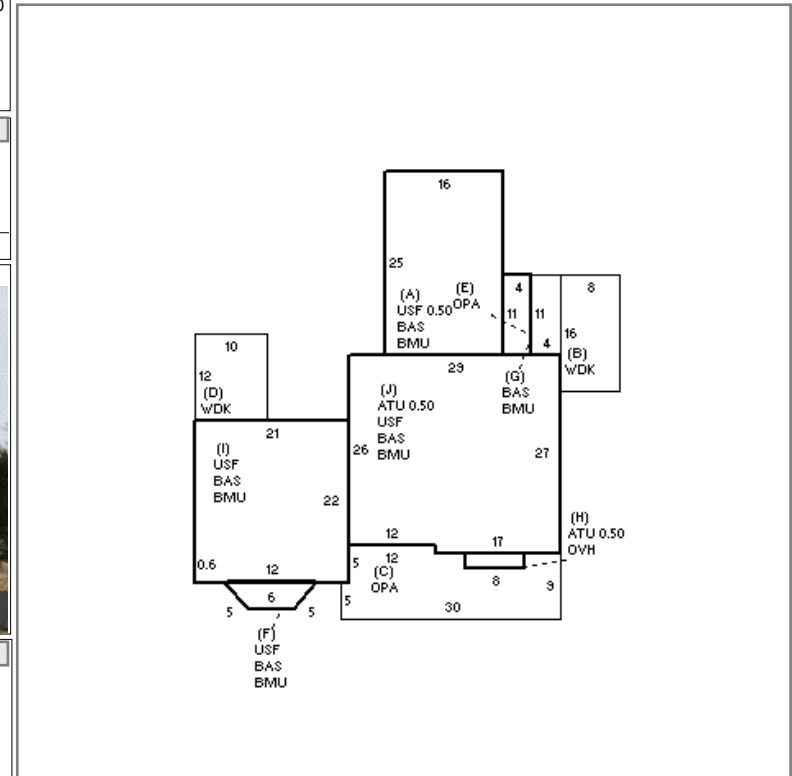
TOTAL	1.900 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	209,200	205,700			
Infl1	AVG		BUILDING	505,800	447,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	715,000	653,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/4/2022	RP
MODEL	1		RESIDENTIAL	LIST	2/4/2022	RP
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/4/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,196	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,712		31.91	54,627
\$NLA(RCN)	\$200	OVERALL	1.030	EXT COVER	3	ALUMINUM	1.00	+	BAS	L	BASE AREA	1,712	1880	190.59	326,295
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,468	1880	111.88	164,239
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	248		27.87	6,912
				FLOOR COVER	2	SOFTWOOD	1.02	+	OPA	N	OPEN PORCH	322		63.33	20,392
				INT. FINISH	1	PLASTER	1.00	H	OVH	L	OVERHANG	16	1880	194.91	3,119
				HEATING/COOLING	14	PARTIAL HEAT	0.99	H	ATU	N	ATTIC UNF	8		45.46	364
				FUEL SOURCE	2	GAS	1.00	J	ATU	N	ATTIC UNF	386		45.48	17,556
				USE	0		1.00		BMG	O	BSMT GARAGE	3		7,670.03	23,010
									FIX	O	XTRA FIXTURES	8		2,291.68	18,333
									KIT	O	EXTRA KITCHEN	1		5,405.20	5,405



CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	2	1.00

TOTAL RCN	640,251
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	5 uc
ECON	0
DEPR	21 % GD 79
RCNLD	\$505,800