**Key: 5515**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,658

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **CARON MARK P**<br>**10 OLD DAM RD**<br>**BOURNE, MA 02532** | **26.2-98-0** | **10 OLD DAM RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CARON MARK P | 05/01/2007 | F | 1 | 21987-12 |
| CARON MARK P & | 07/05/2005 | F | 98,000 | 20011-95 |
| CARON MARK P & | 11/15/2004 | QS | 485,000 | 19244-119 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 980396 | 07/07/1998 | 1 | NEW CONSTRUC | 80,000 | 02/11/1999 | JS | 100 | 100 |
| 970032 | 01/13/1997 | 1 | NEW CONSTRUC | 80,000 | 01/05/1998 | JC | 100 | 100 |

## LAND

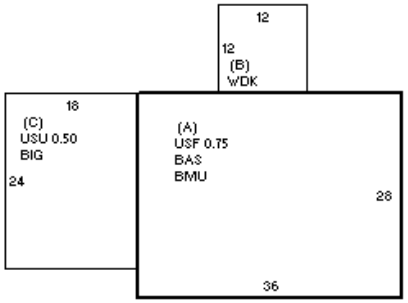
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 13,150 | 6 1.00 | 100 1.00 | 100 1.00 | 294,625 | 2.45 | A 1.00 | R07 1.25 | | | 217,830 |

| TOTAL | 13,155 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | BOURNE |
| Infl1 | AVG |
| N_Index | AVG |

NOTE: ALSO OWNS PARCELS 99 & 100 WHICH HAVE TO BE COMBINED TO BE BUILT ON; THIS PARCEL IS CONSIDERED BUILDABLE AND THE OTHER TWO ARE NOT

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 217,800 | 192,800 |
| BUILDING | 348,800 | 308,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **566,600** | **501,500** |




## DETACHED

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

PHOTO 06/23/2010

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 6/23/2014 | TL |
| LIST | 6/23/2014 | TL |
| REVIEW | 6/23/2014 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1998 | SIZE ADJ | 1.010 |
| NET AREA | 1,764 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $241 | OVERALL | 1.110 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,008 | | 40.88 | 41,208 |
| A | BAS | L | BASE AREA | 1,008 | 1998 | 215.21 | 216,935 |
| A | USF | L | UPPER STORY FIN | 756 | 1998 | 121.90 | 92,157 |
| B | WDK | N | WOOD DECK | 144 | | 44.30 | 6,379 |
| C | BIG | N | BUILT-IN GARAGE | 432 | | 87.90 | 37,973 |
| C | USU | N | UPPER STORY UNF | 216 | | 52.51 | 11,342 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,875.80 | 9,876 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,387.38 | 9,550 |

| TOTAL RCN | 425,420 |
|---|---|

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

| EFF.YR/AGE | 2001 / 21 | |
|---|---|---|
| COND | 18 | 18 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 18 | % GD 82 |
| RCNLD | | $348,800 |