

Key: 5525

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.667

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CURRENT OWNER				PARCEL ID				LOCATION			
CURTIN CHRISTOPHER C/O BACK RIVER PROPERTIES LLC 2 PLOW PENNY RD BOURNE, MA 02532				26.2-108-0				2 PLOW PENNY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BACK RIVER PROPERTIES LLC				01/04/2023	F	100	35576-102				
CURTIN CHRISTOPHER				04/13/2021	F	1	34006-166				
CURTIN CHRISTOPHER & MEGA				10/16/2019	QS	647,000	32384-17				

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	%
18198	03/16/2018	15	DETACH.STRUC	2,200	01/30/2019	BC	100	100
17241	04/12/2017	3	ALT/RENO	16,519			100	100
17132	02/23/2017	15	INSULATE/WEA	4,002			100	100
16945	10/27/2016	3	ALT/RENO	7,305			100	100

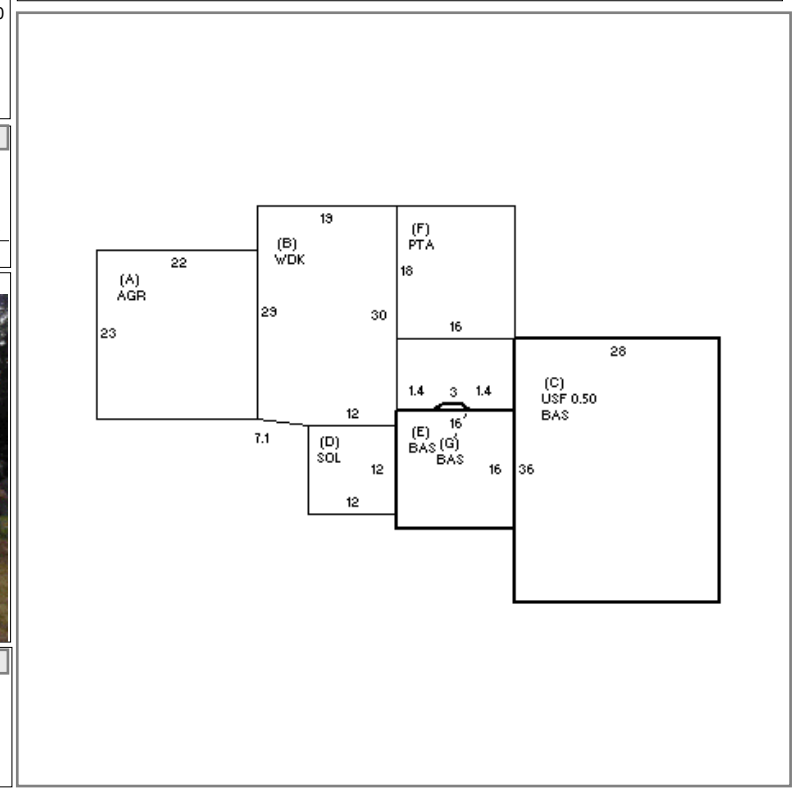
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	6	1.00	100	1.00	100	1.00	659,960	1.00	A	1.00	BSP	2.80		605,900
300	A	0.085	6	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	BSP	2.80		3,880

TOTAL	1.003 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N	Views of marsh & river; property known as Camp Wampanoag in early 20th century (main part of structure built in 1850's, addition 1972 per Engineer 12/12) per google maps bdw/swim float attached and 3 boats			LAND	609,800	539,700
Infl1	AVG		O				BUILDING	223,100	197,400
N_Index	AVG		T				DETACHED	53,100	50,500
			E				OTHER	0	0
							TOTAL	886,000	787,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10 X 12		120	16.42	1,600
SHF	F	0.70	80 0.20 16 X 6			0.00	
BDW	E	1.90	10 0.90 3X50		150	344.28	46,500
FLD	E	1.90	10 0.90 4X12		48	114.76	5,000



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2017	TL
MODEL	1		RESIDENTIAL	LIST	1/31/2017	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	9/2/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1860	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,662			
NET AREA	1,772	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	AGR	N	ATT GARAGE	506		76.78	38,850	CONDITION ELEM	CD			
\$NLA(RCN)	\$268	OVERALL	1.230	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	567		26.54	15,046	EXTERIOR	F			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,268	1860	233.53	296,116	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	504	1860	136.69	68,894	KITCHEN	G			
				FLOOR COVER	2	SOFTWOOD	1.02	D	SOL	N	SOLARIUM	144		127.59	18,372	BATHS	A			
				INT. FINISH	1	PLASTER	1.00	F	PTA	N	PATIO	288		16.89	4,865	HEAT	O			
				HEATING/COOLING	14	PARTIAL HEAT	0.99	CPC	O	O	CAPE CELLAR	1		4,690.90	4,691	ELECT	O			
				FUEL SOURCE	2	GAS	1.00	F23	O	O	FPL 2S 3OP	1		11,953.40	11,953					
				USE	0		1.00	FIX	O	O	XTRA FIXTURES	6		2,645.68	15,874					
																		EFF.YR/AGE	1991 / 31	
																		COND	28 28 %	
																		FUNC	25 see note	
																		ECON	0	
																		DEPR	53 % GD 47	
																		RCNLD	\$223,100	