

ESTATE OF
GENERAL CHARLES H. TAYLOR,
BOURNE * MASSACHUSETTS

Report of
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ESTATE OF CHARLES H. TAYLOR
BOURNE, BARNSTABLE COUNTY, MASSACHUSETTS

QUESTION.

The value of the lands taken by Right of Eminent Domain by the County of Barnstable, under date of April 23, 1932, and by the Commonwealth of Massachusetts, together with the consequential damage to the remainder of the property because of these takings.

LOCATION.

The property lies Southwesterly of the New York, New Haven and Hartford Railroad, about one-eighth (1/8) of a mile from the Village and the Buzzards Bay Railroad Station. It is reached by a bridge over the Railroad. A Town Way extending into the property in a Southerly direction from the bridge for a distance of about seven hundred (700) feet was laid out by the Town in 1898. Another portion of road running Southeasterly from this Town Way for a distance of about six hundred (600) feet ending at the Railroad right of way, was laid out as a Town Way in 1880.

HISTORY.

The estate, comprising practically all of the point formerly known as Bourne Neck, and later as Taylors Point, was purchased by General Charles H. Taylor in 1896, and contained at that time between ninety-three (93) and ninety-four (94) acres. In March 1898 and April 1902 (Registry Book 233, Page 236 and Book 254 Page 405) and later twenty-five (25) square rods, a total of seventeen and seventy-one-hundredths (17.70) acres were conveyed by General Taylor to Charles H. Taylor, Jr.

In 1896 about fourteen (14) acres were conveyed by General Taylor to William O. Taylor.

The ownership of the Charles H. Taylor Estate in 1932, prior to the taking, comprised sixty-one and fifty-nine one hundredths (61.59) acres.

DESCRIPTION.

Taylors Point is a point extending into and surrounded on the South, West and North by the waters of Buzzards Bay, having a superb water frontage of eight thousand and eighty (8,080) feet, or one and fifty-three one-hundredths (1.53) miles. This shore line is of sandy beaches. Taylors Point is one of the most beautiful spots on Cape Cod with an extended ocean view; an appeal to those who love the sea.

Its privacy is protected by the fact that there are no public rights of way through the estate, and it is this seclusion and enchanting levelness, combined with these other benefices, that give to the property a charmed existence as a haven of utter peace and tranquility.

The prevailing summer winds are from the Southwest, thus assuring cool days and nights.

The Point comprises three (3) properties:- the General Charles H. Taylor estate, and the estates of William O. Taylor and Charles H. Taylor, Jr.

The approaches are over private avenues lined with trees, and the grounds immediately adjacent to the Mansions are richly landscaped with lawns, trees and gardens. There are safe anchorages for small yachts near the residences. A nine hole private golf course is maintained by the Messrs. Taylor.

One can commute to Boston, as there is express train service from the Buzzards Bay Station; the train running time being about one hour and thirty minutes.

SEA FRONTAGES

Charles H. Taylor Estate,	Southerly 3600 feet
	Northerly 1320 feet
- William O. Taylor	1040 feet
Charles H. Taylor, Jr.	2120 feet.

ESTATE OF CHARLES H. TAYLOR

ASSESSED VALUE.

1930 - 1931 - 1932.

Wright House	\$17,000.
Old barn	3,000.
Garage	1,000.
Howes House	1,500.
Wood Shed	300.
Henneries	400.
Land (\$500 an acre)	30,000.
Hathaway House	1,500.
Land, 1 acre	300.
Land, Driveways.	<u>200.</u>
Total	\$55,200.

THE RESIDENCE.

is two and three stores in height

IN THE BASEMENT, there are

Kitchen
Maids Dining Room
Pantry
3 Store Rooms
Furnace.

ON THE FIRST FLOOR

Large Entrance Hall
Living Room
Dining Room
Butlers Pantry
Billiard Room
Lavatory
a 3-room Guest Apartment with
bath.

ON THE SECOND FLOOR

6 Masters Bed Rooms
1 Servants Room
3 Baths.

ON THE THIRD FLOOR

2 Bed Rooms and Bath

a total of eleven (11) Masters bed rooms and one servants room.

The first story and several of the bed rooms have hard

wood floors. There are seven (7) fireplaces in the house.

OTHER BUILDINGS

SERVANTS HOUSE

The servants house has seven (7) rooms and bath.

LAUNDRY A modern separate laundry.

GARAGE for six (6) cars

GARDENERS DWELLING

LARGE CLAPBOARDED BARN

POULTRY HOUSES

WOOD SHED

During General Taylor's ownership, the house was enlarged and greatly improved. The third story was built, and many other improvements were added. Since General Taylor's death, over eight thousand (8,000) dollars have been spent on the buildings, practically all on the Mansion.

TAKINGS BY EMINENT DOMAIN.

Under date of April 23, 1932 the County of Barnstable took by Eminent Domain Westerly of the Town Way five and thirty-three one hundredths (5.33) acres of land for a public highway along and near the Southerly Shore and for other uses in connection with a public pier. They also took twenty-two one-hundredths (.22) of an acre East of the Town Way.

The Commonwealth of Massachusetts took by the same process under Legislative Authority (See Acts of 1931 Chapter 441) one hundred five thousand four hundred and eight (105,408) square feet, or about two and forty-two one-hundredths (2.42) acres, comprising about twenty-two one hundredths (.22) of an acre of upland; the balance of the taking being Riparian Rights.

It is common knowledge that with ocean frontages a property of this character is of greater value than one without. The value of such frontages increases the value of the interior lands, and if this frontage is partially or wholly sold off or otherwise disconnected from the remainder then the value of the lands is also depreciated.

It is obvious that by the takings by the County and

State, the value of the frontage on the Southeasterly and Southerly shore has been greatly damaged. Prior to the taking this stretch of waterfront could have been developed into saleable lots of land of good size.

To establish the value of this shore frontage, I have platted this land as shown on plan lettered "A", into twenty-one (21) lots having frontages of about one hundred (100) feet each on a thirty (30) foot Avenue leading from the Town Way. The areas are computed to the edge of the bank, but all lots extend to the sea.

THE VALUES AND AREAS OF THESE LOTS ARE:-

	<u>Area in Square feet.</u>	<u>Sale Value.</u>
1 and 1A	27,765	\$6,000.
2	16,000	2,500.
3	13,500	2,500.
4	11,700	2,500.
5	13,050	2,500.
6	14,750	2,500.
7	16,100	2,250.
8	16,350	2,250.
9	14,400	2,200.
10	13,400	2,000.
11	14,400	2,000.
12	17,400	2,250.
13	20,500	2,500.
14	22,250	2,500.
15	18,400	2,500.
16	17,700	2,250.
17	19,600	2,250.
18	20,700	2,500.
19	19,500	2,250.
20	16,500	2,250.
21	<u>19,000</u>	<u>2,250.</u>
	362,965	\$52,700.