

Key: 10543

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.789

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
EUSTIS FREDERIC G & LISA F TRS FREDERIC G EUSTIS LIVING TRUST 431 HURON AVENUE CAMBRIDGE, MA 02138		50.0-2-0		373 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
EUSTIS FREDERIC G & LISA		03/10/2020	F	1	32748-178
EUSTIS FREDERIC G & LISA		03/22/2010	A	104,715	24432-14
EUSTIS FREDERIC G TR OF E		03/22/2010	A	86,667	24432-12

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 %
EXB-22-872	01/02/2023	14	SOLAR	24,000			100 100
16617	07/25/2016	4	DETACH.STRUC	5,300	08/30/2016		100 100
15867	09/30/2015	1	NEW CONSTRUC	387,000	08/09/2016	TL	100 100


LAND

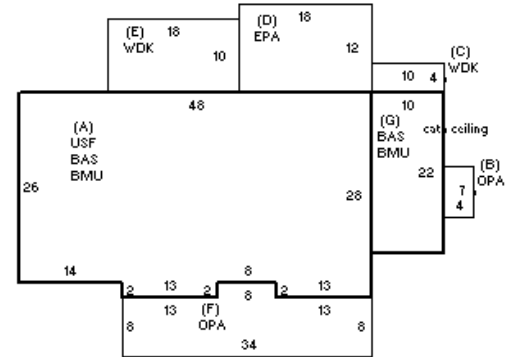
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.252	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		16,430

* -- Previous value excludes abatement.

DETACHED

TOTAL	1.170 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE	LAND	882,000	780,600			
Infl1	AVG			BUILDING	628,800	590,600			
N_Index	AVG			DETACHED	0	5,100			
				OTHER	0	0			
				TOTAL	1,510,800	1,376,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/25/2016
SHF	A	1.00	10 0.90 NV			0.00			



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2023	RP
MODEL	1		RESIDENTIAL	LIST	2/13/2023	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/13/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	655,022
NET AREA	2,820	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,520		39.25	59,655		
\$NLA(RCN)	\$232	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,520	2015	225.37	342,569		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,300	2015	127.72	166,042		
				ROOF COVER	1	ASP/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	316		72.30	22,846		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	220		31.82	7,000		
				INT. FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	216		80.14	17,310		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1		10,821.90	10,822			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	11		2,616.25	28,779			
				USE	0		1.00										

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

EFF.YR/AGE	2015 / 7	
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD	\$628,800	