

Key: 10598

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.847

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
JONES EDITH H ETUX RALPH JOHANSEN PO BOX 226 CATAUMET, MA 02534				50.0-55-0				2 EUSTIS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JONES EDITH H ETUX SCRAGGY NECK DEVELOPMENT				11/20/2015	U XX	360,000	29286-240 00754-0341				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18867	10/10/2018	15	INSULATE/WEA	1,500				
171043	12/21/2017	4	DETACH.STRUC	110,000	11/30/2018	TL	100	100

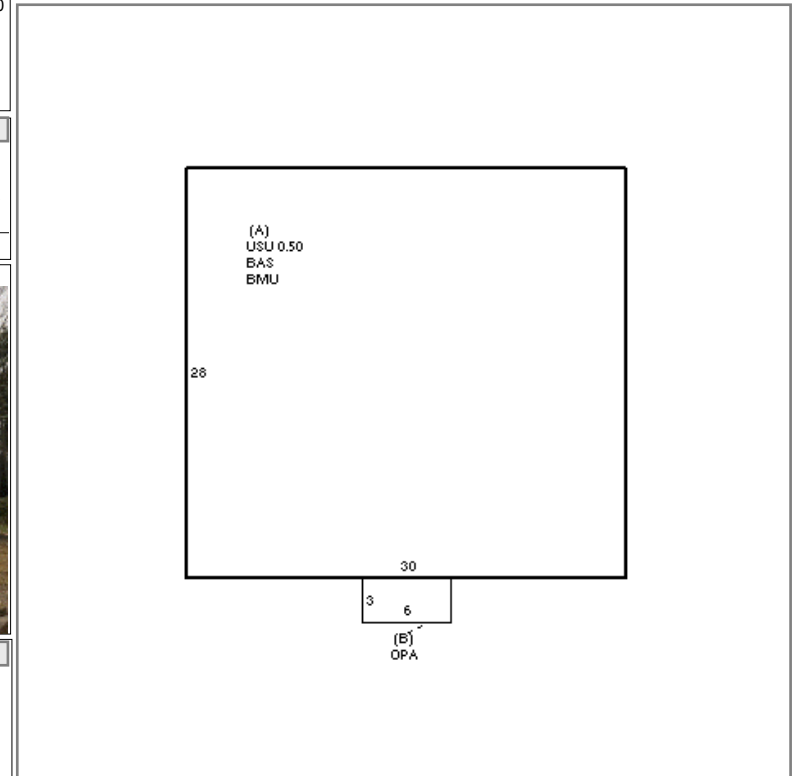
LAND

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	0.061	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		3,980

TOTAL	42,645 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE was previously 666 Scraggy Neck Rd	LAND	869,600	769,600			
Infl1	AVG		BUILDING	207,800	183,900			
N_Index	AVG		DETACHED	8,300	7,900			
			OTHER	179,500	160,500			
			TOTAL	1,265,200	1,121,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	A	1.00	50 0.50 42 X 86		1	16,668.40	8,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2020	RP
MODEL	1		RESIDENTIAL	LIST	5/26/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/26/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1935	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,781		
NET AREA	840	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	840		41.66	34,993	CONDITION ELEM	CD		
\$NLA(RCN)	\$309	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	840	1935	226.54	190,296	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	420		53.51	22,473	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	18		108.59	1,955	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		10,063.40	10,063	BATHS	A		
				INT. FINISH	5	OTHER	1.00									HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$207,800

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LEGAL

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TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


LAND

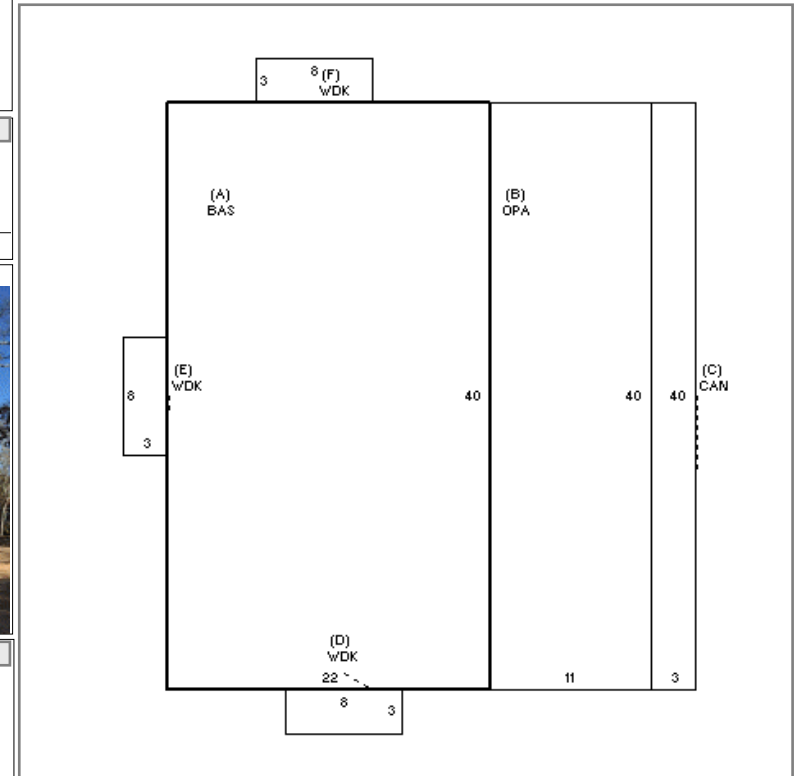
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	179,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/30/2018





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2020	RP
MODEL	1		RESIDENTIAL	LIST	5/26/2020	EST
STYLE	18	0.65	CABIN [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	880	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	880	2018	174.76	153,790
\$NLA(RCN)	\$206	OVERALL	0.640	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	440		51.87	22,821
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	C	CAN	N	CANOPY	120		10.82	1,298
STORIES	1	1.00	ROOF COVER	1	1.00	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	72		47.30	3,405
ROOMS	1	1.00	FLOOR COVER	1	1.02	HARDWOOD	1.02								
BEDROOMS	0	1.00	INT. FINISH	5	1.00	OTHER	1.00								
BATHROOMS	0	1.00	HEATING/COOLING	99	1.00	NONE	1.00								
BATHROOMS	0	1.00	FUEL SOURCE	8	1.00	NONE	1.00								
FIXTURES	0	1.00	USE	0	1.00		1.00								
GARAGE CAPACITY	0	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	181,315	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	2019 / 3	
COND	2 2 %	
FUNC	0	
ECON	0	
DEPR	1	% GD 99
RCNLD	\$179,500	