Key: 10603

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,855

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EUSTIS FREDERIC A III ROBERT D EUSTIS ETAL PO BOX 338 WESTPORT PT, MA 02791	50.0-60-0	650 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EUSTIS FREDERIC A III		XX		3011-277

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	%

LAND

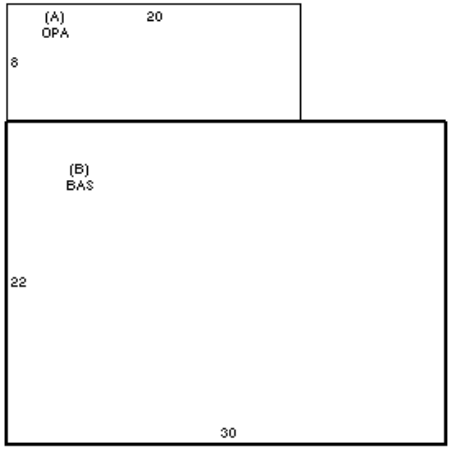
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00			865,580
300	A	0.082	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00			5,350

TOTAL	43,560 SF	ZONING	1	FRNT	0

Nbhd	SCRAG NCK
Infl1	AVG
N_Index	AVG

NOTE: OLD STONE WATER TOWER NOT FUNCTIONAL. OWNER SAYS HE PLANS TO DEMOLISH IT - HAZARDOUS (8/01); SHED IS PUMP HOUSE

ASSESSED	CURRENT	PREVIOUS
LAND	870,900	770,800
BUILDING	84,100	74,400
DETACHED	0	0
OTHER	0	0
TOTAL	**955,000**	**845,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2021	TL
LIST	5/20/2021	EST
REVIEW	5/20/2021	TL

YEAR BLT	1925	SIZE ADJ	1.020
NET AREA	660	DETAIL ADJ	1.000
$NLA(RCN)	$168	OVERALL	0.740

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	160		49.33	7,893
B	BAS	L	BASE AREA	660	1925	155.69	102,759

TOTAL RCN	110,651

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$84,100