

Key: 10646

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.904

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
JOHNSON DAVID E ETUX SUZETTE JF JOHNSON 65 OXBOW RD NEEDHAM, MA 02492				50.0-103-0				10 SEAL LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JOHNSON DAVID E ETUX				06/24/2016	QS	4,100,000	29749-17					
REILLY RICHARD F ETUX				08/29/2008	O	2,305,000	23129-91					
QUIRK THOMAS & ALAN TUBMA				08/29/2008	F	1	23129-85					
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	1.00	BSP	13.50	2,921,320
300	A	0.512	15	1.00	100	1.00	100	1.00	1.00	BSP	13.50	112,670

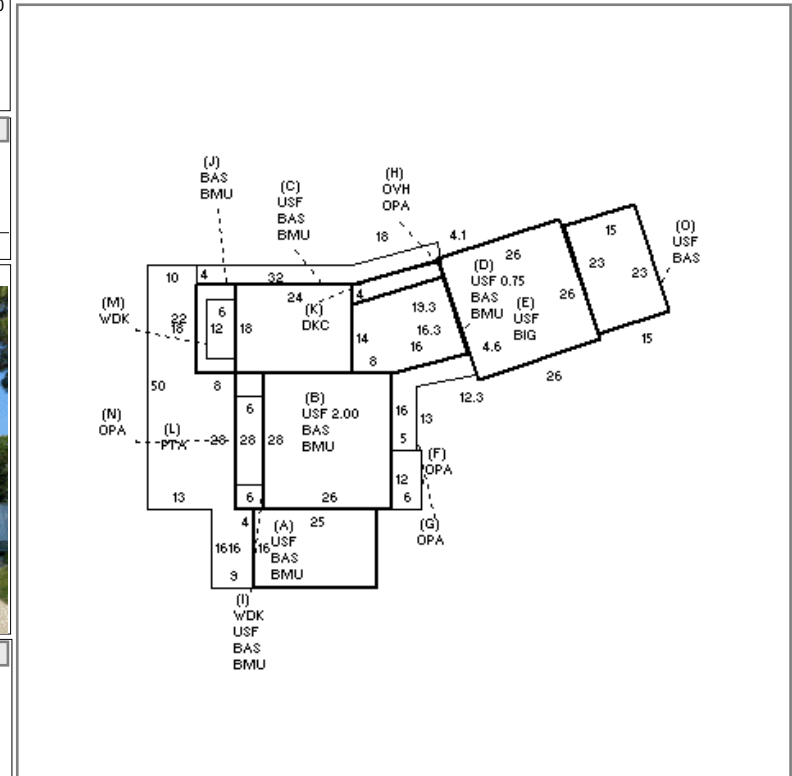
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-236	08/24/2020	2	ADDITIONS	65,000	06/07/2021	TL	100	100
H369	05/19/2020	2	ADDITIONS		06/07/2021	TL	100	100
20323	04/21/2020	2	ADDITIONS	207,000	06/07/2021	TL	100	100
		12	CYCLICAL		06/24/2016	TL	100	100
10021	01/27/2010	1	NEW CONSTRUC	886,496	05/03/2011	TL	100	100

TOTAL	1.430 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE Last house on the right before private beach				LAND	3,034,000	2,685,000
Infl1	AVG		BUILDING	2,125,700	2,035,700			
N_Index	AVG		OTHER	0	0			
						TOTAL	5,159,700	4,720,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2021	TL
MODEL	1		RESIDENTIAL	LIST	10/29/2021	VER
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/26/2023	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	2010	SIZE ADJ	0.970
NET AREA	6,357	DETAIL ADJ	1.000
\$NLA(RCN)	\$360	OVERALL	1.190
CAPACITY		UNITS	ADJ
STORIES	3	1.00	
ROOMS	11	1.00	
BEDROOMS	5	1.00	
BATHROOMS	4	1.00	
FIXTURES	25	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,210		66.34	146,603
+	BAS	L	BASE AREA	2,210	2010	379.62	838,968
+	USF	L	UPPER STORY FIN	3,387	2010	200.02	677,459
E	BIG	N	BUILT-IN GARAGE	677		170.26	115,264
+	OPA	N	OPEN PORCH	385		135.87	52,308
H	OVH	L	OVERHANG	70	2010	418.09	29,266
K	DKA	N	DECK-COMPOSITE	193		144.95	27,976
L	PTA	N	PATIO	868		31.39	27,248
+	WDK	N	WOOD DECK	240		59.79	14,350
O	BAS	L	BASE AREA	345	2020	379.62	130,969
O	USF	L	UPPER STORY FIN	345	2020	200.02	69,006
	FIX	O	XTRA FIXTURES	20		4,916.40	98,328
	GFP	O	GAS FIREPLACE	2		14,775.05	29,550
	JAC	O	JACUZZI	1		28,349.60	28,350

TOTAL RCN	2,285,646
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2012 / 10
COND	7.7%
FUNC	0
ECON	0
DEPR	7.0% GD 93
RCNLD	\$2,125,700