

Key: 10649

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.907

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
QUINN CLAUDINA C TRS CLAUDINA C QUINN 2019 TRUST PO BOX 142 CATAUMET, MA 02534				50.0-106-0				578 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUINN CLAUDINA C TRS				10/10/2019	F		32370-12				
QUINN CLAUDINA C				06/23/2015	F		28960-286				
QUINN ROBERT H &				11/03/1960	A		1095-582				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06580	09/18/2006	2	ADDITIONS	725,000	09/15/2008	TL	100	100

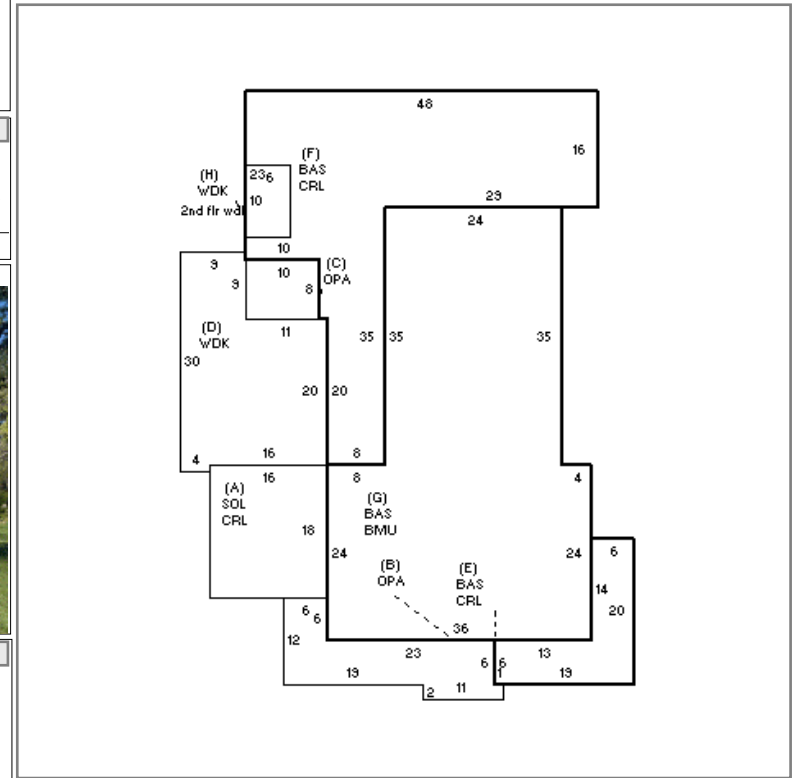
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	38,106	15	1.00	100	1.00	100	1.00	942,800	1.04	A	1.00	BAV	4.00			853,700

TOTAL	38,106 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	853,700	755,600			
Infl1	AVG		BUILDING	963,100	861,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	108,800	97,700			
			TOTAL	1,925,600	1,715,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/20/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/20/2021	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,094,385		
NET AREA	4,925	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	CRL	N	BSMT CRAWL	1,619		20.87	33,790				
\$NLA(RCN)	\$222	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	SOL	N	SOLARIUM	288		108.77	31,326				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	312		74.23	23,159				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	545		26.94	14,682				
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	3,035	2006	207.40	629,460				
				INT. FINISH	2	DRYWALL	1.00	G	BMU	N	BSMT UNFINISHED	1,704		37.40	63,728				
				HEATING/COOLING	9	WARM-COOL AIR	1.03	USF	L	UPPER STORY FIN	1,890	2006	131.13	247,838					
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		10,112.80	10,113					
				USE	0		1.00	FIX	O	XTRA FIXTURES	15		2,685.98	40,290					
																EFF.YR/AGE	2007 / 15		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$963,100		

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
QUINN CLAUDINA C TRS				50.0-106-0				578 SCRAGGY NECK RD			
CLAUDINA C QUINN 2019 TRUST				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 142											
CATAUMET, MA 02534											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				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

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	108,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

20 (A) USF BIG 24	12 (B) USF BAS 24
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BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/20/2021



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	5/20/2021	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	157,721	
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	480		64.34	30,884	CONDITION ELEM	CD	
\$NLA(RCN)	\$149	OVERALL	0.770	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	768	1960	89.23	68,528	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	288	1960	178.19	51,319	INTERIOR		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	4		1,747.53	6,990	KITCHEN		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS		
				INT. FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT		
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	1988 / 34
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$108,800