Key: 10703

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,969

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH LYNNE C PO BOX 94 CATAUMET, MA 02534	50.0-162-0	270 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH LYNNE C	12/16/1998	F	1	11920-330

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

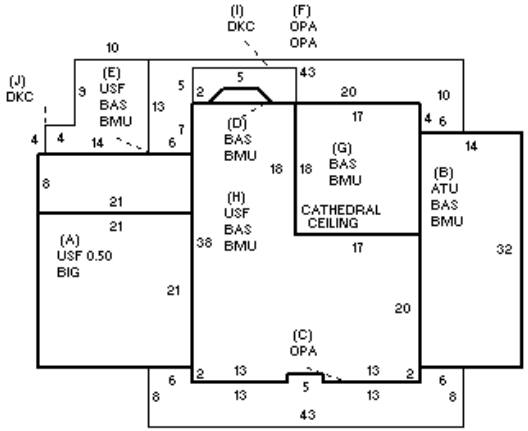
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19816	09/09/2019	4	DETACH.STRUC	3,000			100	100
14166	03/24/2014	4	DETACH.STRUC	4,500	09/10/2015		100	100
10703	01/29/2014	1	NEW CONSTRUC	396,000	02/11/2014	DB	100	100
14049	01/29/2014	1	NEW CONSTRUC	396,000			100	100
13875	12/12/2013	5	DEMOLITIONS	30,000	02/11/2014	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,175	14 1.00	100 1.00	100 1.00	942,800	2.62	A 1.00	BGD 4.00			690,930

TOTAL	12,153 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	690,900	428,000
BUILDING	724,900	648,200
DETACHED	1,400	1,300
OTHER	0	0
TOTAL	**1,417,200**	**1,077,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.20	10 0.90	18 X 18		324	4.79	1,400

PHOTO 05/01/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/24/2019	TL
LIST	4/24/2019	TL
REVIEW	2/1/2021	TL

YEAR BLT	2014	SIZE ADJ	0.995
NET AREA	3,059	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	13	HARDWOOD-W/W	1.00
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
A	BIG	N	BUILT-IN GARAGE	441		91.82	40,493
+	USF	L	UPPER STORY FIN	1,256	2014	121.76	152,929
+	BMU	N	BSMT UNFINISHED	1,803		34.73	62,611
+	BAS	L	BASE AREA	1,497	2014	207.42	310,512
B	ATU	N	ATTIC UNF	448		49.50	22,175
+	OPA	N	OPEN PORCH	907		68.92	62,513
G	BAS	L	BASE AREA	306	2014	207.42	63,471
+	DKC	N	DECK-COMPOSITE	216		73.53	15,883
	FIX	O	XTRA FIXTURES	10		2,494.01	24,940
	GFP	O	GAS FIREPLACE	1		7,495.10	7,495

TOTAL RCN	763,021

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

EFF.YR/AGE	2014 / 8	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$724,900