

Key: 10715

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.982

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|---------------------|--------------|
| LELITO PAUL R & LISA N KENNY TR LELITO KENNY REALTY TRUST PO BOX 707 CATAUMET, MA 02534 | | 50.0-175-0 | | 571 SCRAGGY NECK RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| LELITO PAUL R & LISA N KE | | 02/21/2013 | F | 100 | 27148-327 |
| LELITO PAUL R & LISA N KE | | 07/29/2005 | F | 1 | 20106-176 |
| LELITO PAUL R & | | 01/23/1989 | XX | | 6602+-139 + |

| 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 | 0.096 | 15 | 1.00 | 100 | 1.00 | 100 | 1.00 | 65,200 | 1.00 | A | 1.00 | BAV | 4.00 | 6,260 |

| TOTAL | 1.014 Acres | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd | SCRAG NCK | NOTE | LAND | 871,800 | 771,600 | | | |
| Infl1 | AVG | | BUILDING | 724,100 | 651,600 | | | |
| N_Index | AVG | | DETACHED | 31,600 | 30,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,627,500 | 1,453,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|--------|
| LBN | E | 1.90 | 10 0.90 | | 792 | 25.65 | 18,300 |
| SHF | E | 1.90 | 10 0.90 | | 160 | 30.30 | 4,400 |
| GHD | E | 1.90 | 10 0.90 | | 220 | 45.03 | 8,900 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/23/2021 | TL |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/15/2021 | VER |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 7/25/2023 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1989 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA | 3,852 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| \$NLA(RCN) | \$226 | OVERALL | 1.120 | EXT COVER | 1 | WOOD SHINGLE | 1.02 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1.75 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| ROOMS | 8 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.02 |
| BEDROOMS | 4 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 4 | 1.00 | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FIXTURES | 17 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 | | USE | 0 | | 1.00 |
| % BSMT FINISH | 0 | 1.00 | | | | | |
| # OF HALF BATHS | 1 | 1.00 | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 2,024 | | 33.45 | 67,710 |
| + | USF | L | UPPER STORY FIN | 1,737 | 1989 | 121.04 | 210,252 |
| C | OPA | N | OPEN PORCH | 60 | | 89.22 | 5,353 |
| D | BIG | N | BUILT-IN GARAGE | 689 | | 85.86 | 59,159 |
| + | BAS | L | BASE AREA | 2,115 | 1989 | 200.09 | 423,192 |
| G | WDK | N | WOOD DECK | 220 | | 30.15 | 6,634 |
| I | PTA | N | PATIO | 1,049 | | 15.83 | 16,607 |
| F21 | O | FPL 2S 1OP | | 2 | | 10,255.80 | 20,512 |
| FIX | O | XTRA FIXTURES | | 12 | | 2,479.35 | 29,752 |
| JAC | O | JACUZZI | | 2 | | 14,296.30 | 28,593 |
| MST | O | MAS/METAL STACK | | 1 | | 4,646.50 | 4,647 |

| TOTAL RCN | 872,409 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2002 / 20 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | \$724,100 |

