

Key: 10719

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.987

LEGAL

LAND

DETACHED

BUILDING

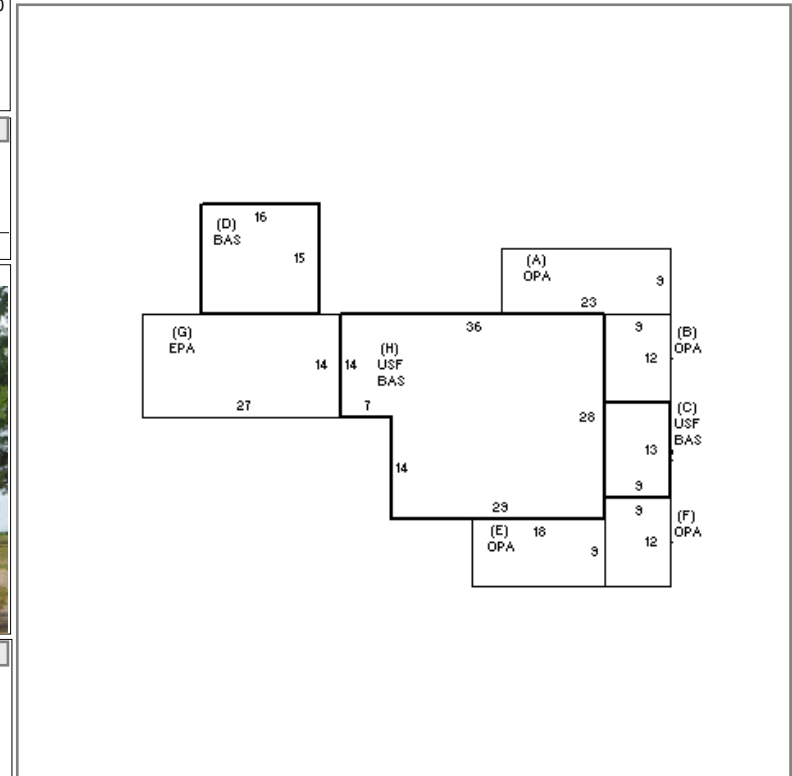
CURRENT OWNER				PARCEL ID				LOCATION			
PARTRIDGE PETER H ETAL TRS PARTRIDGE/WRIGHT LAND TRUST C/O ROSAMOND W REIBER 55 WEST ST UNIT 5B MEDFIELD, MA 02052				51.0-4-0				261 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARTRIDGE PETER H ETAL TR					XX		4034-345				

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	%
07443	07/23/2007	13	OTHER ALT/RENO	13,000	10/01/2018 03/17/2008	TL TL	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10		1,969,180
300	A	2,582	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		382,990

TOTAL	3.500 Acres	ZONING	1	FRNT	240	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	2,352,200	2,081,100			
Infl1	AVG		BUILDING	251,000	222,100			
N_Index	AVG		DETACHED	13,200	12,600			
			OTHER	151,300	133,900			
			TOTAL	2,767,700	2,449,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	20 X 30	600	36.34	10,900
SHF	A	1.00	50 0.50	10 X 30	300	15.23	2,300



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2016	TL
MODEL	1		RESIDENTIAL	LIST	7/7/2016	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	8/12/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1888	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,766	
NET AREA	2,294	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	585		64.59	37,785			
\$NLA(RCN)	\$203	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,267	1888	206.30	261,385			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,027	1888	114.10	117,181			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	G	EPA	N	ENCLOSED PORCH	378		71.59	27,061			
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 1OP	1		9,667.50	9,668			
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	5		2,337.16	11,686			
				HEATING/COOLING	13	NONE	0.80											
				FUEL SOURCE	8	NONE	1.00											
				USE	0		1.00											
																COND	46	46 %
																FUNC	0	
																ECON	0	
																DEPR	46	% GD 54
																RCNLD		\$251,000

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


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	%

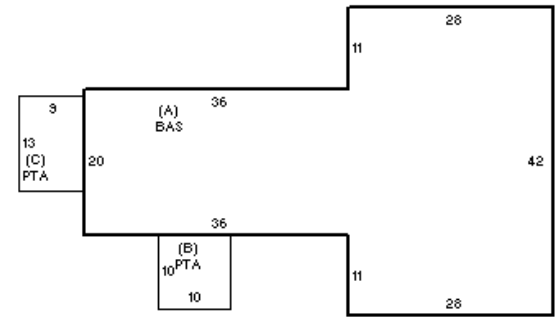
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	151,300	
Infl1					
N_Index					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/11/2016
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2016	TL
MODEL	1		RESIDENTIAL	LIST	7/11/2016	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	10/1/2018	TL
QUALITY	M	0.75	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	210,071
NET AREA	1,896	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	1,896	1948	105.99	200,958		
\$NLA(RCN)	\$111	OVERALL	0.790	EXT COVER	1	WOOD SHINGLE	1.02	+	PTA	N	PATIO	217		8.14	1,766		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		4,798.20	4,798		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	2		1,274.35	2,549		
				FLOOR COVER	2	SOFTWOOD	1.02										
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOLING	13	NONE	0.80										
				FUEL SOURCE	8	NONE	1.00										
				USE	0		1.00										

TOTAL RCN	210,071
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	F
HEAT	
ELECT	O
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$151,300