

Key: 10767

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.041

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION             |              |
|---|--|------------|----|----------------------|--------------|
| HAGOPIAN NUBAR DER & ZAREH DER<br>TRS ND HAGOPIAN CC TRUST<br>655 BOYLSTON ST<br>BOSTON, MA 02116 |  | 51.1-8-0   |    | 18 SCOTCH HOUSE COVE |              |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE           | BK-PG (Cert) |
| HAGOPIAN NUBAR DER & ZARE   |  | 11/03/2015 | F  | 100                  | 29248-158    |
| HAGOPIAN NUBAR  |  | 02/02/1995 | QS | 423,000              | 9546-132     |

| 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  | DCK     | 1.00     | 100 | 1.00 | 1,537,943 | 1.00 | 10         | 0.90      | BVG | 7.25 |  | 1,411,970 |
| 300 | A | 0.582    | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 118,175   | 1.00 | A          | 1.00      | BVG | 7.25 |  | 68,780    |

|         |             |                  |  |         |         |          |           |           |
|---------|-------------|------------------|--|---------|---------|----------|-----------|-----------|
| TOTAL   | 1.500 Acres | ZONING           | 1  | FRNT    | 0       | ASSESSED | CURRENT   | PREVIOUS  |
| Nbhd    | CATAUMET    | N<br>O<br>T<br>E | Chapter 91 License #95-4 Expires 2095; topo=row for lot 5 and row to beach area as shown on plan |         |         | LAND     | 1,480,800 | 1,310,400 |
| Infl1   | DOCK        |                  | BUILDING   | 761,400 | 673,800 |          |           |           |
| N_Index | AVG         |                  | DETACHED   | 232,900 | 221,700 |          |           |           |
|         |             |                  |  |         |         | OTHER    | 0         | 0         |
|         |             |                  |  |         |         | TOTAL    | 2,475,100 | 2,205,900 |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD   |
|-----|------|------|----------|------|-------|-----------|---------|
| DGF | A    | 1.00 | 10 0.90  |      | 352   | 40.60     | 12,900  |
| CTA | G    | 1.20 | 10 0.90  |      | 1     | 23,335.68 | 21,000  |
| PPD | E    | 1.90 | 10 0.90  |      | 464   | 344.28    | 143,800 |
| IPG | E    | 1.90 | 10 0.90  | 2013 | 900   | 46.66     | 37,800  |
| FLD | E    | 1.90 | 10 0.90  |      | 168   | 114.76    | 17,400  |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC                | MEASURE | 1/8/2010  | TL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 1/8/2010  | TL |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 4/12/2018 | BC |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| YEAR BLT        | 1998  | SIZE ADJ   | 0.985 |
|-----------------|-------|------------|-------|
| NET AREA        | 4,251 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$218 | OVERALL    | 1.240 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 2     | 1.00       |       |
| ROOMS           | 8     | 1.00       |       |
| BEDROOMS        | 4     | 1.00       |       |
| BATHROOMS       | 4     | 1.00       |       |
| FIXTURES        | 17    | 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      | 3  | FOUN. WALL     | 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     | 6  | TILE           | 1.02 |
| INT. FINISH     | 2  | DRYWALL        | 1.00 |
| HEATING/COOLING | 3  | RADIANT HW     | 1.10 |
| FUEL SOURCE     | 1  | OIL            | 1.00 |
| USE             | 0  |                | 1.00 |

| S   | BAT | T         | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----|-----|-----------|-----------------|-------|------|-----------|---------|
| A   | OPA | N         | OPEN PORCH      | 48    |      | 104.49    | 5,016   |
| B   | WDK | N         | WOOD DECK       | 680   |      | 27.39     | 18,628  |
| +   | BAS | L         | BASE AREA       | 2,300 | 1998 | 220.41    | 506,944 |
| D   | SOL | N         | SOLARIUM        | 179   |      | 122.92    | 22,002  |
| +   | USF | L         | UPPER STORY FIN | 939   | 1998 | 138.06    | 129,637 |
| F   | PTA | N         | PATIO           | 52    |      | 19.16     | 997     |
| I   | BIG | N         | BUILT-IN GARAGE | 576   |      | 100.55    | 57,918  |
| USF | L   | L         | UPPER STORY FIN | 1,012 | 1998 | 133.34    | 134,936 |
| F22 | O   | FPL       | 2S ZOP          | 1     |      | 11,825.70 | 11,826  |
| FIX | O   | XTRA      | FIXTURES        | 12    |      | 2,731.13  | 32,774  |
| WPL | O   | WHIRLPOOL |                 | 1     |      | 7,873.10  | 7,873   |

| TOTAL RCN      | 928,549    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 2001 / 21  |
| COND           | 18 18 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 18 % GD 82 |
| RCNLD          | \$761,400  |

| 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 | %   |
| 16936-B | 10/25/2016 | 14            | SOLAR    | 27,000 |            |        | 100 | 100 |
| 16829   | 09/26/2016 | 3             | ALT/RENO | 20,556 |            |        | 100 | 100 |
| 14638   | 07/31/2014 | 6             | FENCE    | 5,000  | 09/11/2014 |        | 100 | 100 |
| 13454   | 07/15/2013 | 8             | POOL     | 30,000 |            |        | 100 | 100 |
| 13299   | 05/09/2013 | 3             | ALT/RENO | 29,000 |            |        | 100 | 100 |

