

Key: 10769

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.043

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DENORMANDIE ROBERT L 45 TRAPELO RD LINCOLN, MA 01773-2026				51.1-10-0				12 SCOTCH HOUSE COVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DENORMANDIE ROBERT L				07/29/1988	F		1 6374-153				

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	%

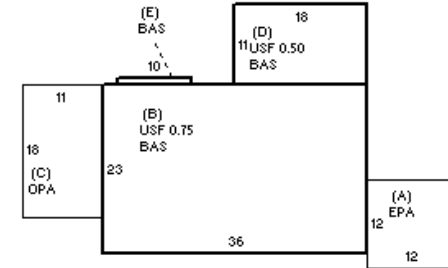
LAND

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	1,708,825	1.00	A	1.00	BVG	7.25	1,568,860
300	A	0.452	14	1.00	100	118,175	1.00	A	1.00	BVG	7.25	53,420

TOTAL	1.370 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE dck shared with 16 Scotch House Cove;Chapter 91;new owner does not want to share dck	LAND	1,622,300	1,435,700			
Infl1	AVG		BUILDING	216,700	191,700			
N_Index	AVG		DETACHED	1,900	2,700			
			OTHER	0	0			
			TOTAL	1,840,900	1,630,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12 X 21	252	15.23	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2008	SAL
MODEL	1		RESIDENTIAL	LIST	8/22/2008	SAL
STYLE	4	1.05	CAPE [100%]	REVIEW	9/2/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1930	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	285.087		
NET AREA	1,756	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	144		73.95	10,649	CONDITION ELEM	CD		
\$NLA(RCN)	\$162	OVERALL	0.890	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,036	1930	172.56	178,771	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	720	1930	97.74	70,373	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	198		58.75	11,633	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		7,918.40	7,918	BATHS	A		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		1,914.37	5,743	BATHS	A		
				HEATING/COOLING	13	NONE	0.80									HEAT	A		
				FUEL SOURCE	8	NONE	1.00									ELECT	A		
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$216,700