

Key: 10776

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.049

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION                |  |  |  |
|--|--|--|--|------------|---|------------|--------------|-------------------------|--|--|--|
| JUCKETT MARK & DEBORAH TRS<br>JUCKETT FAMILY TRUST<br>PO BOX 777<br>CATAUMET, MA 02534 |  |  |  | 51.1-17-0  |   |            |              | 150 RED BROOK HARBOR RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                         |  |  |  |
| JUCKETT MARK & DEBORAH TR  |  |  |  | 03/29/2022 | F | 10         | 35007-284    |                         |  |  |  |
| JUCKETT MARK J ETUX  |  |  |  | 06/28/2016 | O | 1,250,000  | 29758-310    |                         |  |  |  |
| FLYNN SUSAN R  |  |  |  | 07/16/2014 | F |            | 28265-166    |                         |  |  |  |

LAND

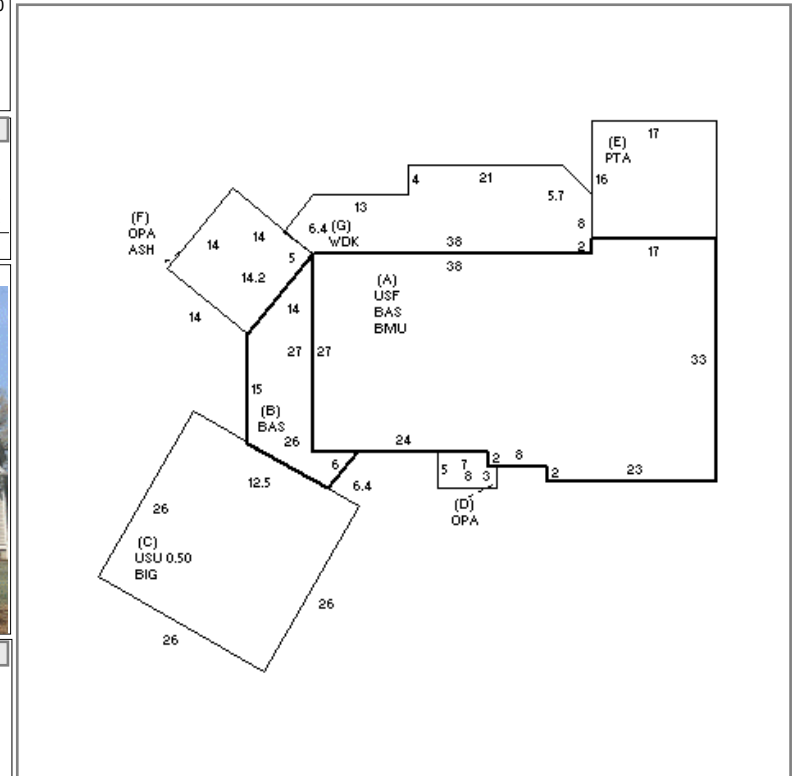
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi       | VC   | CREDIT AMT | ADJ VALUE |     |      |  |           |
|-----|---|----------|------|-------|---------|----------|-----|------|-----------|------|------------|-----------|-----|------|--|-----------|
| 100 | S | 40,000   | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 1,154,930 | 1.00 | A          | 1.00      | BEX | 4.90 |  | 1,060,330 |
| 300 | A | 1,525    | 14   | 1.00  | 100     | 1.00     | 100 | 1.00 | 79,870    | 1.00 | A          | 1.00      | BEX | 4.90 |  | 121,800   |

| 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 %   |
| 161022  | 11/21/2016 | 1             | NEW CONSTRUC | 624,500 | 05/25/2018 | TL     | 100 100 |
| 00000   |            | 11            | SPLITS/SUBS  |         | 03/18/2016 |        | 100 100 |
| SS18-05 |            | 11            | SPLITS/SUBS  |         |            |        | 100 100 |
| SS19-08 |            | 11            | SPLITS/SUBS  |         |            |        | 100 100 |

| TOTAL   | 2.443 Acres | ZONING  | 1        | FRNT | 290 | ASSESSED  | CURRENT   | PREVIOUS |
|---------|-------------|---|----------|------|-----|-----------|-----------|----------|
| Nbhd    | CATAUMET    | NOTE<br>this is the parent parcel of 51.1-16 (#160 Red Brook Harbor Rd) | LAND     |      |     | 1,182,100 | 1,046,000 |          |
| Infl1   | AVG         |   | BUILDING |      |     | 1,100,200 | 983,500   |          |
| N_Index | AVG         |   | DETACHED |      |     | 0         | 0         |          |
|         |             |   | OTHER    |      |     | 0         | 0         |          |
|         |             |   | TOTAL    |      |     | 2,282,300 | 2,029,500 |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 05/25/2018 |



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

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/31/2018 | TL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/16/2018 | TL |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 7/16/2018 | TL |
| QUALITY  | V  | 1.35 | VERY GOOD [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

G

| YEAR BLT   | 2017  | SIZE ADJ   | 0.995 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN  | 1,122,615 |      |    |             |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|------------|-----------|------|----|-------------|
| NET AREA   | 3,480 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,627 |      | 46.60     | 75,820  |            |           |      |    |             |
| \$NLA(RCN) | \$323 | OVERALL    | 1.170 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | USF | L | UPPER STORY FIN | 1,627 | 2017 | 163.40    | 265,846 |            |           |      |    |             |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,853 | 2017 | 278.36    | 515,794 |            |           |      |    |             |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | BIG | N | BUILT-IN GARAGE | 675   |      | 115.90    | 78,234  |            |           |      |    |             |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C | USU | N | UPPER STORY UNF | 338   |      | 73.61     | 24,880  |            |           |      |    |             |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | + | OPA | N | OPEN PORCH      | 234   |      | 92.49     | 21,643  |            |           |      |    |             |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 | E | PTA | N | PATIO           | 272   |      | 21.37     | 5,813   |            |           |      |    |             |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | F | ASH | N | ATT SHED        | 196   |      | 35.38     | 6,934   |            |           |      |    |             |
|            |       |            |       | USE             | 0  |                | 1.00 | G | WDK | N | WOOD DECK       | 412   |      | 33.57     | 13,830  |            |           |      |    |             |
|            |       |            |       |                 |    |                |      |   | BGF | N | BSMT GOOD FINIS | 634   |      | 88.53     | 56,130  |            |           |      |    |             |
|            |       |            |       |                 |    |                |      |   | USU | N | UPPER STORY UNF | 56    |      | 73.61     | 4,122   |            |           |      |    |             |
|            |       |            |       |                 |    |                |      |   | FIX | O | XTRA FIXTURES   | 13    |      | 3,346.91  | 43,510  |            |           |      |    |             |
|            |       |            |       |                 |    |                |      |   | GFP | O | GAS FIREPLACE   | 1     |      | 10,058.30 | 10,058  |            |           |      |    |             |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE | 2017 / 5  |      |    |             |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND       | 2         | 2%   |    |             |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC       | 0         |      |    |             |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON       | 0         |      |    |             |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR       | 2         | % GD | 98 |             |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD      |           |      |    | \$1,100,200 |