

Key: 10783

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.055

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
COEN LAWRENCE R JR 913 SALEM END RD FRAMINGHAM, MA 01702		51.1-25-0		17 SCOTCH HOUSE COVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COEN LAWRENCE R JR		10/27/2017	V	1,240,000	30857-308
CSANADI TIMOTHY J &		03/19/1993	N	376,000	8488-176

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 %
B-21-199	05/26/2021	4	DETACH.STRUC	95,000	11/14/2022	SL	100 100
18546	06/21/2018	3	ALT/RENO	100,000	07/29/2019	RP	100 100
18160	03/01/2018	5	DEMOLITIONS	5,000	08/16/2018		100 100
		2	ADDITIONS		04/29/2010	TL	100 100
950173	04/13/1995	3	ALT/RENO	11,500	07/11/1996	JC	100 100

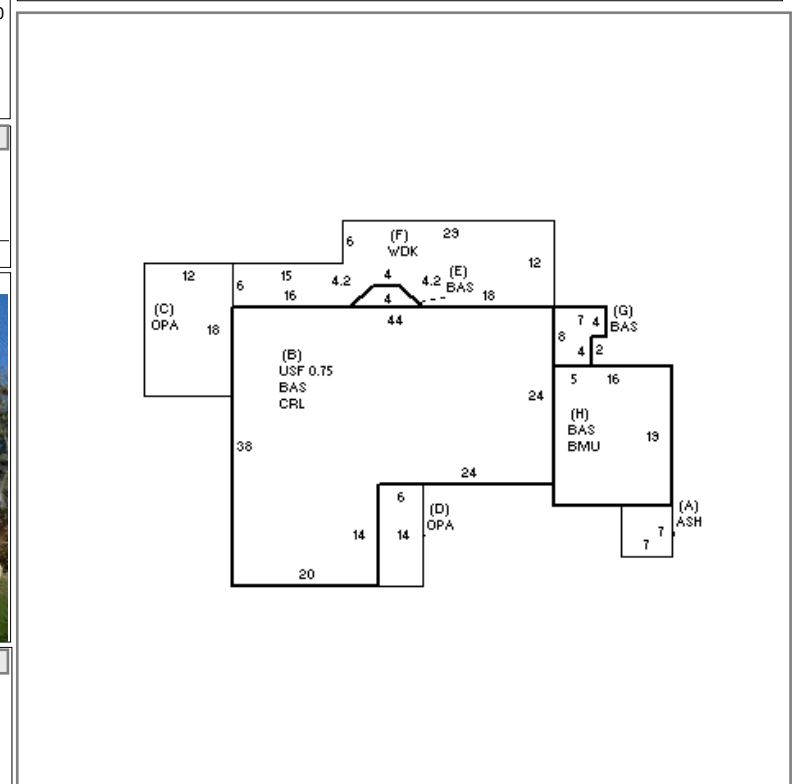
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1,708,825	1.00	A	1.00	BVG	7.25	1,568,860
325	A	3,041	14	1.00	100	41,325	1.00	A	1.00	BVG	7.25	125,670

TOTAL	3.959 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N	unbld parcel (51.1-24) & unbld waterfront parcel (51.1 - 6)			LAND	1,694,500	1,499,400
Infl1	AVG		O) abutt (per BC 2/7/18) / map 51.1 lot 24 was combined			BUILDING	489,000	432,700
N_Index	AVG		T	into this parcel per pl bk 690 page 60 (111,502 sqft of			DETACHED	119,900	114,200
			E	upland)			OTHER	0	0
							TOTAL	2,303,400	2,046,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 22X22		484	38.49	16,800
BBN	S	3.00	10 0.90 34 X 36		1,224	93.60	103,100



BUILDING	CD	ADJ	DESC	MEASURE	11/14/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/14/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	11/14/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	543,365
NET AREA	2,711	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	ASH	N	ATT SHED	49		26.35	1,291	CONDITION ELEM	CD
\$NLA(RCN)	\$200	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	1,336		18.90	25,248	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	1,002	1928	110.21	110,427	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	300		62.38	18,715	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,709	1928	187.74	320,853	BATHS	G
				INT. FINISH	5	OTHER	1.00	F	WDK	N	WOOD DECK	417		22.64	9,441	BATHS	G
				HEATING/COOLING	2	HOT WATER	1.02	H	BMU	N	BSMT UNFINISHED	304		65.07	19,782	HEAT	U
				FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP	2		9,774.25	19,549	ELECT	U	
				USE	0		1.00	FIX	O	XTRA FIXTURES	8		2,257.40	18,059			

EFF. YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$489,000	