Key: 10793

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,066

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TORILLI CYNTHIA ALDEN & PAMELA ALDEN 61 GODFREY LN MILFORD, MA 01757	51.1-35-0	156-A SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TORILLI CYNTHIA ALDEN &	04/04/1997	J	92,500	10685-180

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	%

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	518,540	1.00	A	1.00	BAV	2.20			476,070
300	A	0.582	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BAV	2.20			20,870

TOTAL	1.500 Acres	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

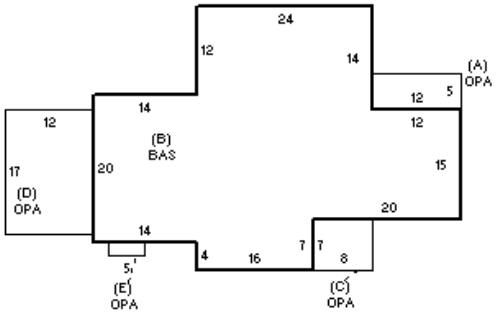
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	496,900	429,800
BUILDING	104,200	92,200
DETACHED	0	0
OTHER	27,200	24,100
TOTAL	**628,300**	**546,100**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A	0.75	8 X 10			0.00	

PHOTO 12/06/2001



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/18/2003	TL
LIST	3/18/2003	TL
REVIEW	3/18/2003	TL

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,268	DETAIL ADJ	1.000
$NLA(RCN)	$108	OVERALL	0.500

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	2	SOFTWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	330		29.87	9,856
B	BAS	L	BASE AREA	1,268	1920	95.40	120,968
	F11	O	FPL 1S 1OP	1		4,069.10	4,069
	FIX	O	XTRA FIXTURES	2		1,080.70	2,161

TOTAL RCN	137,055

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$104,200

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,067

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
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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

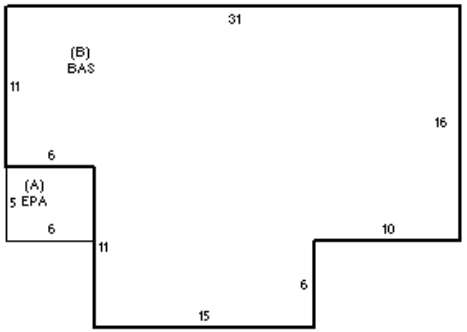
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	27,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/06/2001



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/6/2001	TL
LIST	3/18/2003	TL
REVIEW	3/18/2003	TL

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	556	DETAIL ADJ	1.000
$NLA(RCN)	$111	OVERALL	0.480

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	5	VINYL	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	30		56.11	1,683
B	BAS	L	BASE AREA	556	1920	106.31	59,109
	FIX	O	XTRA FIXTURES	1		1,042.80	1,043

TOTAL RCN	61,835

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1962 / 60	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$27,200