Key: 10809

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,086

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WELD DAVID&CHRISTOPHER&TIMOTHY TRS HOSPITAL COVE NOMINE TRUST 112 WEST 88TH STREET NEW YORK, NY 10024	51.1-47-0	189 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WELD DAVID&CHRISTOPHER&TI	03/15/2019	QS	899,900	31889-250
PARKES RALPH E ETUX	02/29/2016	U	220,000	29478-182
GWYNN MICHAEL J TR	01/14/2014	F	100	27935-105

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	%
16393	05/16/2016	1	NEW CONSTRUC	304,000	08/09/2017	TL	100	100

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	0.396	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BAV	2.20			14,200

TOTAL	1.314 Acres	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

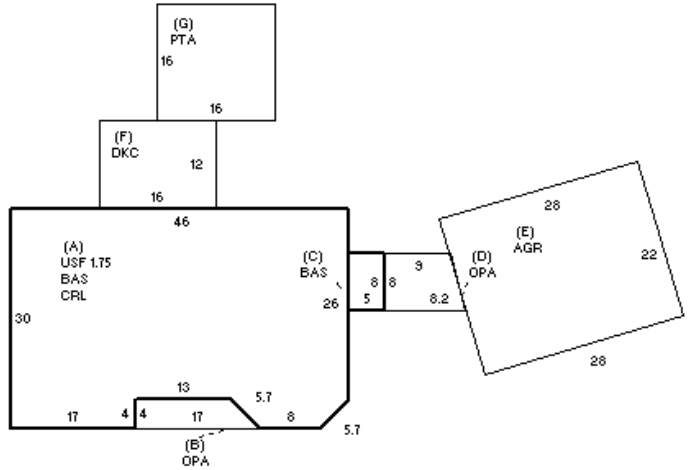
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	490,300	424,000
BUILDING	705,000	630,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,195,300**	**1,054,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/14/2017



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/9/2017	TL
LIST	9/20/2017	TL
REVIEW	9/20/2017	TL

BLDG COMMENTS

YEAR BLT	2016	SIZE ADJ	0.990
NET AREA	3,648	DETAIL ADJ	1.000
$NLA(RCN)	$199	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,312		23.10	30,313
A	USF	L	UPPER STORY FIN	2,296	2016	112.28	257,789
+	OPA	N	OPEN PORCH	140		88.92	12,449
+	BAS	L	BASE AREA	1,352	2016	243.61	329,357
E	AGR	N	ATT GARAGE	616		75.34	46,408
F	DKC	N	DECK-COMPOSITE	192		81.37	15,622
G	PTA	N	PATIO	256		17.62	4,511
	FIX	O	XTRA FIXTURES	8		2,759.80	22,078
	GFP	O	GAS FIREPLACE	1		8,293.80	8,294

TOTAL RCN	726,820

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

EFF.YR/AGE	2016 / 6		
COND	3	3 %	
FUNC	0		
ECON	0		
DEPR	3	% GD	97
RCNLD			$705,000