Key: 10810

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,087

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GWYNN MICHAEL & CATHERINE TRS M & C GWYNN FAMILY TRUST PO BOX 771 WEST FALMOUTH, MA 02574	51.1-48-0	185 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GWYNN MICHAEL & CATHERINE	03/15/2019	A	150,000	31889-61
GWYNN MICHAEL J TR	01/14/2014	F	100	27935-95
GWYNN JOHN B TR OF REVOCA	10/29/2010	F	1	24951-13

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	%
13744	10/25/2013	5	DEMOLITIONS	20,000	07/10/2023	TL	100	100

LAND

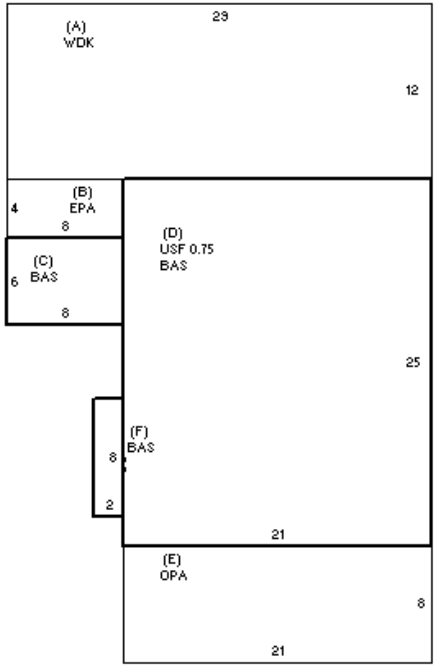
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	518,540	1.00	A	1.00	BAV	2.20			476,070
300	A	0.033	14	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BAV	2.20			1,180

TOTAL	41,439 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	477,300	412,800
BUILDING	112,600	99,700
DETACHED	0	0
OTHER	0	0
TOTAL	**589,900**	**512,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/03/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/19/2018	TL
LIST	4/19/2018	EST
REVIEW	7/10/2023	TL

YEAR BLT	1910	SIZE ADJ	1.020
NET AREA	983	DETAIL ADJ	1.000
$NLA(RCN)	$169	OVERALL	0.840

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	2	WOOD SHINGLES	1.02
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
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	WDK	N	WOOD DECK	348		18.30	6,369
B	EPA	N	ENCLOSED PORCH	32		98.18	3,142
+	BAS	L	BASE AREA	589	1910	186.04	109,580
D	USF	L	UPPER STORY FIN	394	1910	94.28	37,145
E	OPA	N	OPEN PORCH	168		56.00	9,408

TOTAL RCN	165,644

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

EFF.YR/AGE	1987 / 35	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$112,600