

Key: 10957

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,242

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
ZEGHIBE DOUGLAS PO BOX 87 CATAUMET, MA 02534		51.3-64-0	206 SCRAGGY NECK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ZEGHIBE DOUGLAS		10/29/2021	F	1	34615-105
ZEGHIBE FARIS S & SARA P		12/26/2006	F	10	21644-318
ZEGHIBE FARIS S ETUX		12/26/2006	F	100	21644-312

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 %
200571	09/14/2000	8	POOL	40,000	01/02/2002	TL	100 100
940071	03/05/1994	1	NEW CONSTRUC	350,000	06/05/1995	JC	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	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.582	14	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	23,720

TOTAL	1.500 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	564,700	499,700
Infl1	AVG		LAND BUILDING	1,106,800	979,400			
N_Index	AVG		DETACHED	18,500	17,600			
			OTHER	0	0			
			TOTAL	1,690,000	1,496,700			

DETACHED

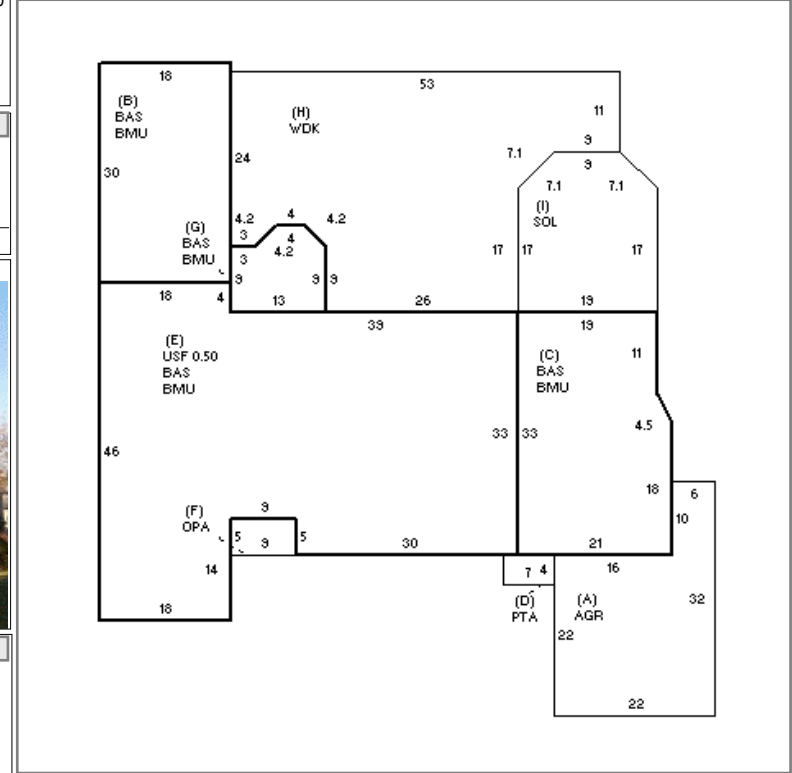
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90 20 X 40	2000	800	25.73	18,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2000	TL
MODEL	1		RESIDENTIAL	LIST	12/18/2000	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/2/2002	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1994	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,383,491		
NET AREA	4,450	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	544		95.34	51,862				
\$NLA(RCN)	\$311	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	3,415		42.42	144,854				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	3,415	1994	253.65	866,210				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	PTA	N	PATIO	28		23.69	663				
				FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	1,035	1994	160.37	165,985				
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	45		125.70	5,656				
				HEATING/COOLING	2	HOT WATER	1.02	H	WDK	N	WOOD DECK	1,316		32.95	43,360				
				FUEL SOURCE	1	OIL	1.00	I	SOL	N	SOLARIUM	393		133.02	52,279				
				USE	0		1.00	F21	O	FPL 2S 1OP	1		13,588.00	13,588					
								FIX	O	XTRA FIXTURES	9		3,284.86	29,564					
								WPL	O	WHIRLPOOL	1		9,469.50	9,470					
																EFF.YR/AGE	1999 / 23		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$1,106,800		