

Key: 10961

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,248

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TULLOCH CONSTANCE B TRS CONSTANCE B TULLOCH 2019 TR PO BOX 654 CATAUMET, MA 02534				51.4-4-0				98 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TULLOCH CONSTANCE B TRS				12/12/2019	F			32541-155			
TULLOCH CONSTANCE B				12/12/2019	N			32541-152			
TULLOCH A MARTIN JR &					XX			03224-0257			

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	%
EXB-23-772	11/16/2023	15	INSULATE/WEA	958			100	100
K733	08/13/2020	3	ALT/RENO		04/15/2021		100	100
18912	10/22/2018	3	ALT/RENO	18,000	04/15/2021		100	100
09236	06/04/2009	3	ALT/RENO	3,200	04/19/2018	TL	100	100
04428	06/08/2004	14	SOLAR	8,700	11/01/2004	TL	100	100

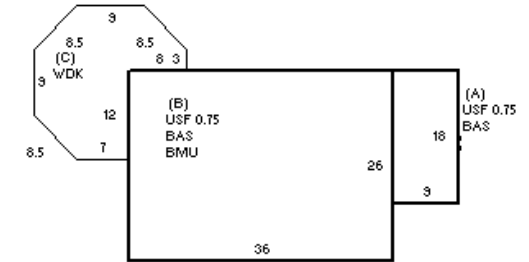
LAND

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	424,260	1.00	A	1.00	R09	1.80		389,510
300	A	0.272	14	1.00	100	1.00	100	1.00	29,340	1.00	A	1.00	R09	1.80		7,980

TOTAL	1.190 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		NOTE			LAND	397,500	351,800	
Infl1	AVG			BUILDING	295,400	261,400			
N_Index	AVG			DETACHED	10,200	9,700			
				OTHER	0	0			
						TOTAL	703,100	622,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	F 0.60		440	38.49	10,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/19/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1940	SIZE ADJ	1.010
NET AREA	1,922	DETAIL ADJ	1.000
\$NLA(RCN)	\$202	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
BATHROOMS	2		1.00
FIXTURES	8		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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,098	1940	209.40	229,918
EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	824	1940	117.43	96,758
ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	936		39.78	37,230
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	291		28.25	8,221
FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,608.90	9,609
INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,323.03	6,969
HEATING/COOLING	4	STEAM	0.99								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	388,706
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	\$295,400