

Key: 11022

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.313

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CIAMPA KEITH D & CHERYL B CIAMPA PO BOX 932 POCASSET, MA 02559				51.4-62-0				25 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CIAMPA KEITH D & GAMACHE MARC & GAYLES EST				02/04/2022	QS	410,000	34884-154				
GAMACHE MARC J &				01/19/2022	F	1	34838-71-77				
				03/25/2004	QS	306,000	18361-262				

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-22-196 900319	04/06/2022	15	INSULATE/WEA	3,895			100	100
	06/21/1990	9	DECK	2,000	08/28/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,750	14	1.00	100	1.00	100	1.00	294,625	2.35	A	1.00	R06	1.25		219,000

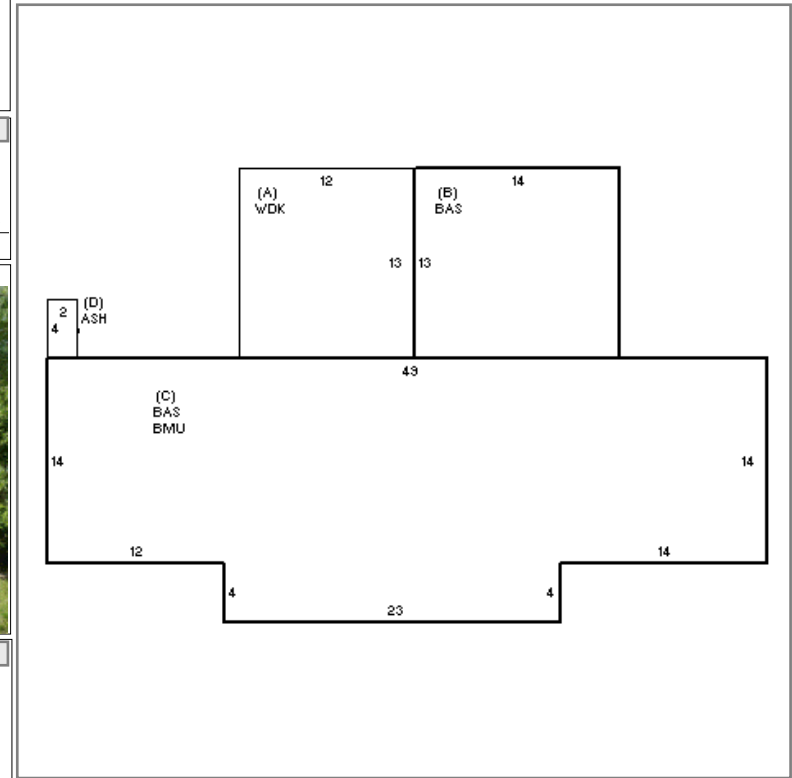
TOTAL	13,765 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	219,000	193,800			
Infl1	AVG		BUILDING	188,900	162,900			
N_Index	AVG		DETACHED	15,200	12,100			
			OTHER	0	0			
		TOTAL		423,100	368,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	20 X 22	440	38.49	15,200



BUILDING	CD	ADJ	DESC	MEASURE	5/31/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/19/2021	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	5/31/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	242,208
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	156		35.32	5,510		
\$NLA(RCN)	\$252	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	960	1950	200.25	192,238		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	778		46.48	36,163		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	ASH	N	ATT SHED	8		25.13	201		
				FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 10P	1		8,096.60	8,097		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$188,900
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