

Key: 11185

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.481

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEE THEODORE J TR OF SCRAGGY NECK NOMINEE TRUST 117 POWDER HILL RD BEDFORD, NH 03110-4847				53.0-6-0				55 PASTURE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEE THEODORE J TR OF				03/30/2007	QS	2,275,000	21899-168				
ARONE VINCENT J JR ETAL T				03/30/2007	F		21899-162				
ARONE VINCENT J JR				10/15/1992	F	1	08253-00065				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-348	11/11/2020	3	ALT/RENO		11/14/2022	SL	100	100
13530	08/14/2013	1	NEW CONSTRUC	400,000	03/10/2022	TL	100	100
13487	07/29/2013	4	FENCE	5,000	02/03/2016	SW	100	100
13100	02/21/2013	2	DETACH.STRUC	3,500	02/03/2016	SW	100	100
			ADDITIONS		02/03/2016	SW	100	100

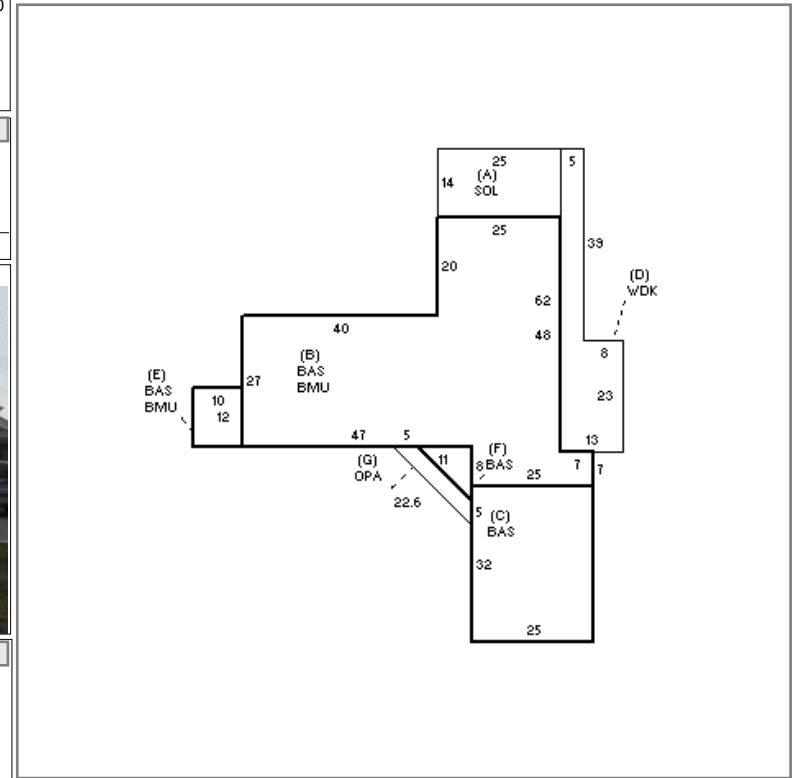
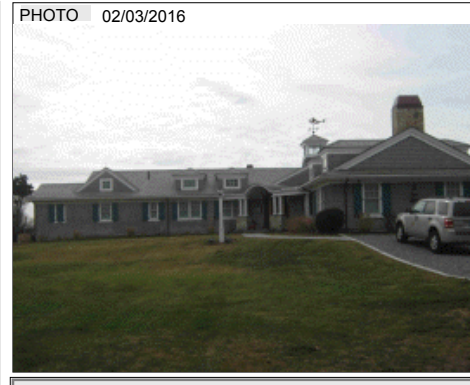
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	15	1.00	100	1.00	100	1.00	13.50	BSP		2,921,320
300	A	0.322	15	1.00	100	1.00	100	1.00	13.50	BSP		70,860

TOTAL	1.240 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		N O T E	1-4 fix full w/2 sep.marble vanities, custom shower; dormers in every bedrm			LAND	2,992,200	2,648,000
Infl1	AVG			BUILDING	1,101,400	974,800			
N_Index	AVG			DETACHED	6,100	5,800			
				OTHER	531,400	401,900	TOTAL	4,631,100	4,030,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.20	10 0.90 8 X 8		64	21.96	1,300
WDK	G	1.20	10 0.90 6 X 12		72	21.96	1,400
SHF	E	1.90	10 0.90 10 X 12		120	31.20	3,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/14/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/14/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/14/2022	SL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1968	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,147,311
NET AREA	3,429	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	SOL	N	SOLARIUM	350		137.85	48,248		
\$NLA(RCN)	\$335	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	2,568		43.96	112,879		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	800	2008	262.85	210,280		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	494		34.14	16,867		
				FLOOR COVER	1	HARDWOOD	1.02	E	BAS	L	BASE AREA	120	2013	262.86	31,543		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,509	1968	262.85	659,491		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	OPA	N	OPEN PORCH	68		122.49	8,330		
				FUEL SOURCE	1	OIL	1.00	F11	O	O	FPL 1S 1OP	2		12,816.50	25,633		
				USE	0		1.00	FIX	O	O	XTRA FIXTURES	10		3,404.10	34,041		

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

EFF.YR/AGE	2015 / 7	
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96

RCNLD	\$1,101,400
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LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION		
LEE THEODORE J TR OF SCRAGGY NECK NOMINEE TRUST 117 POWDER HILL RD BEDFORD, NH 03110-4847						53.0-6-0			55 PASTURE RD		
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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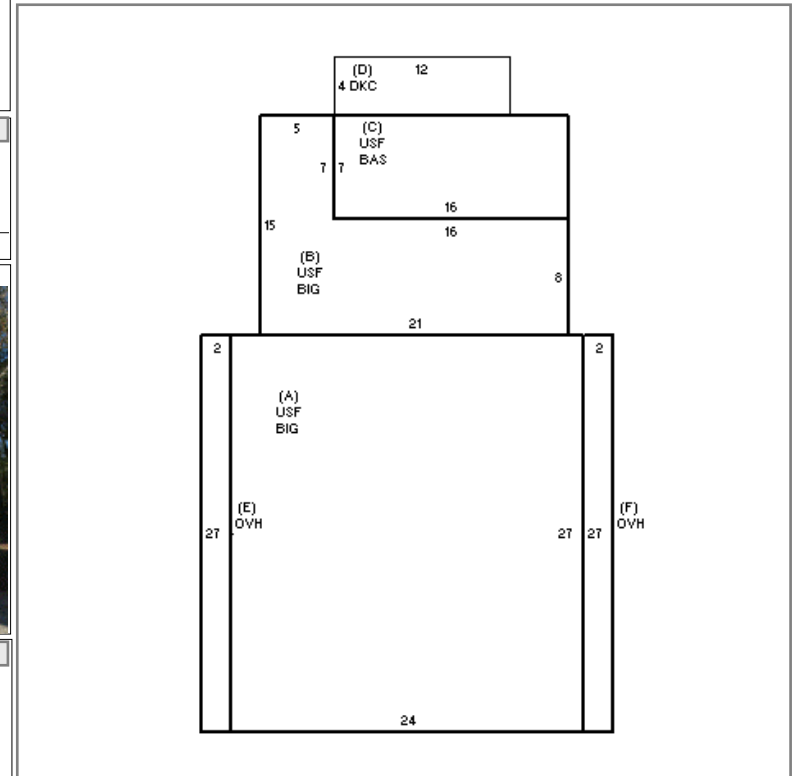
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	531,400	
Infl1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	11/14/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/14/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/14/2022	SL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,183	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	648		181.15	117,384
\$NLA(RCN)	\$449	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	963	2021	264.42	254,637
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	203		217.49	44,150
				ROOF COVER	2	WOOD SHINGLES	1.02	C	BAS	L	BASE AREA	112	2021	533.37	59,737
				FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	48		154.24	7,403
				INT. FINISH	1	PLASTER	1.00	+	OVH	L	OVERHANG	108	2021	444.84	48,043
				HEATING/COOLING	11	HT WATER CL AIR	1.05								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								



CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	4	1.00		
BEDROOMS	2	1.00		
BATHROOMS	1	1.00		
FIXTURES	5	1.00		
GARAGE CAPACITY	3	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		

TOTAL RCN	531,354	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0 % GD	100
RCNLD	\$531,400	