

Key: 16439

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.124

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|--------------|--|--|--|
| WHITCOMB FAMILY IRREVOCABLE C/O WHITCOMB BRIAN N 4 TRAYCIE LANE BOURNE, MA 02532 | | | | 11.0-180-0 | | | | 4 TRAYCIE LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WHITCOMB BRIAN N | | | | 06/20/2023 | F | 100 | (233220) | | | | |
| PULTORAK TRACY L, TRICIA | | | | 06/20/2023 | F | 100 | (233218) | | | | |
| WHITCOMB FAMILY IRREVOCAB | | | | 09/27/2021 | F | 100 | (227682) | | | | |

| 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 % |
| SR-22-40 | 09/19/2022 | 3 | ALT/RENO | | 02/01/2023 | SL | 100 100 |
| 14257 | 04/18/2014 | 14 | DETACH.STRUC | 6,500 | 02/01/2023 | SL | 100 100 |
| 07654 | 11/23/2007 | 1 | NEW CONSTRUC | 3,000 | 08/07/2014 | DB | 100 100 |

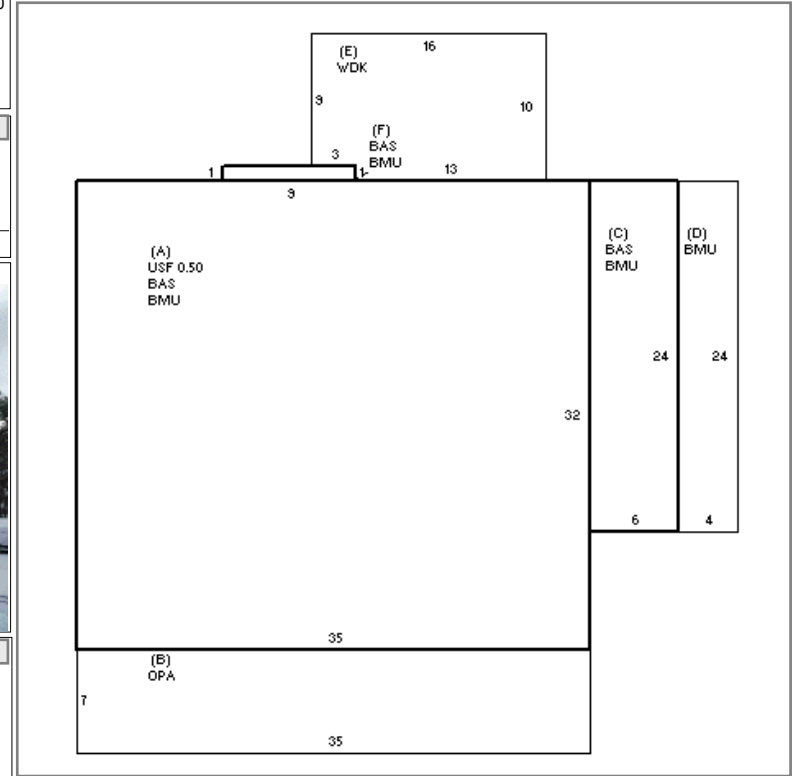
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|---------------|---------|
| 100 | S | 40,000 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.00 | A | 1.00 R04 0.90 | 194,750 |
| 300 | A | 0.019 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 14,670 | 1.00 | A | 1.00 R04 0.90 | 280 |

| TOTAL | 40,816 SF | ZONING | 1 | FRNT | 144 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|-------------------------|---------|---------|----------|---------|----------|
| Nbhd | S SAG | N O T E | OUT OF MAP 11 PARCEL 38 | | | LAND | 195,000 | 172,600 |
| Infl1 | AVG | | BUILDING | 409,900 | 371,700 | | | |
| N_Index | AVG | | DETACHED | 2,400 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 607,300 | 544,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 12X14 | 2022 | 168 | 15.95 | 2,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/1/2023 | SL |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/1/2023 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 2/1/2023 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



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| YEAR BLT | 2008 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 455,463 | | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA | 1,833 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,369 | | 36.93 | 50,555 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$248 | OVERALL | 1.090 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,273 | 2008 | 217.30 | 276,619 | EXTERIOR | A | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 560 | 2008 | 127.19 | 71,227 | INTERIOR | A | | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | OPA | N | OPEN PORCH | 245 | | 68.03 | 16,668 | KITCHEN | A | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | E | WDK | N | WOOD DECK | 157 | | 40.43 | 6,347 | BATHS | A | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 8,239.60 | 16,479 | HEAT | A | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | F21 | O | FPL 2S 1OP | 1 | | 10,182.70 | 10,183 | ELECT | A | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,461.77 | 7,385 | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2009 / 13 | |
| | | | | | | | | | | | | | | | | | | COND | 10 10 % | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 10 % GD 90 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$409,900 | |