Key: 3419

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,459

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANTOON EDMUND M SR & CYNTHIA OCONNELL TRS ANTOON CC IRRV TR 59 SQUANTO ROAD N. WEYMOUTH, MA 02191	19.2-109-0	10 QUAMHASSET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANTOON EDMUND M SR & CYNT	03/03/2009	F	1	23495-322
ANTOON FRED J	03/03/2009	N		23495-316/7
ANTOON FRED J &		XX		03440-0064

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

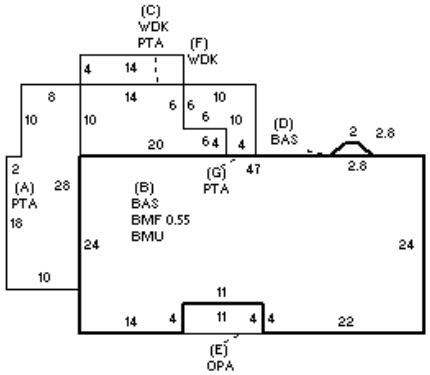
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		07/25/2022	SL	100	100
980043	02/04/1998	3	ALT/RENO	3,500	01/13/1999	JS	100	100
930575	11/05/1993	4	DETACH.STRUC	862	03/09/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,988	4 1.00	100 1.00	100 1.00	388,905	1.96	A 1.00	BEX 1.65			297,470

TOTAL	16,988 SF	ZONING	1	FRNT	88
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	297,500	263,300
BUILDING	253,300	226,900
DETACHED	0	0
OTHER	0	0
TOTAL	**550,800**	**490,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 07/22/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2022	SL
LIST	7/22/2022	SL
REVIEW	7/22/2022	SL

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
$NLA(RCN)	$286	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	55	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO	500		14.08	7,039
B	BMU	N	BSMT UNFINISHED	1,084		37.75	40,923
B	BMF	N	BSMT FINISH	596		45.36	27,035
+	BAS	L	BASE AREA	1,092	1981	198.74	217,027
E	OPA	N	OPEN PORCH	44		84.35	3,712
+	WDK	N	WOOD DECK	220		26.81	5,899
	FIX	O	XTRA FIXTURES	5		2,204.78	11,024

TOTAL RCN	312,659

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$253,300