

Key: 7098

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.240

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
SCHRATZ REGIS R TRS REGIS R SCHRATZ LIVING TRUST 31 NEWELL DR FRANKLIN, MA 02038		34.0-20-0	2 BRIARWOOD LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SCHRATZ REGIS R TRS		09/17/2020	F	10	33268-201	
SCHRATZ REGIS R ET UX		05/01/2017	QS	1,075,000	30456-10	
EVERGREEN LP		02/19/2013	U	530,000	27139-68	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE DWELLING			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17254	04/13/2017	10	WOODSTOVE	200			100	100
0000	10/13/2015	12	CYCLICAL		10/13/2015		100	100
13467	07/22/2013	2	ADDITIONS	15,000	05/20/2014	DB	100	100
13098	02/21/2013	3	ALT/RENO	32,000	05/20/2014	DB	100	100
06773	12/08/2006	3	ALT/RENO	20,000	05/22/2007	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	14,000	9	1.00	100	1.00	100	1.00	659,960	2.32	A	1.00	BVG	2.80				491,670

TOTAL	13,983 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE Deeded beach rights on Buzzards Bay	LAND	491,700	435,100			
Infl1	AVG		BUILDING	337,200	301,800			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	819,700	733,800			
			TOTAL	1,650,400	1,472,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12		120	16.42	1,800
SHF	A	1.00	10 0.90 8X12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/2/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/2/2018	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

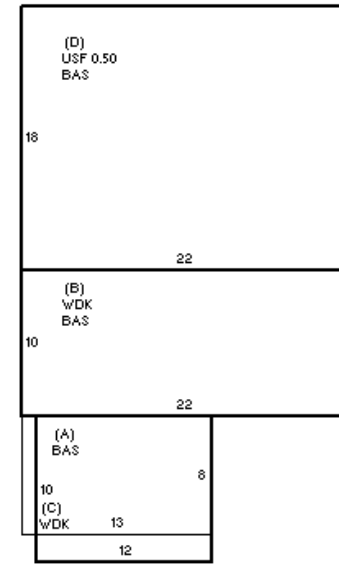
BUILDING

YEAR BLT	2005	SIZE ADJ	1.015
NET AREA	1,396	DETAIL ADJ	1.000
\$NLA(RCN)	\$278	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	736	2005	330.70	243,392
+	WDK	N	WOOD DECK	324		34.25	11,096
D	USF	L	UPPER STORY FIN	198	2005	176.40	34,927
	USF	L	UPPER STORY FIN	462	2005	176.40	81,498
	FIX	O	XTRA FIXTURES	3		3,414.27	10,243
	MST	O	MAS/METAL STACK	1		6,398.30	6,398

TOTAL RCN	387,554
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$337,200



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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

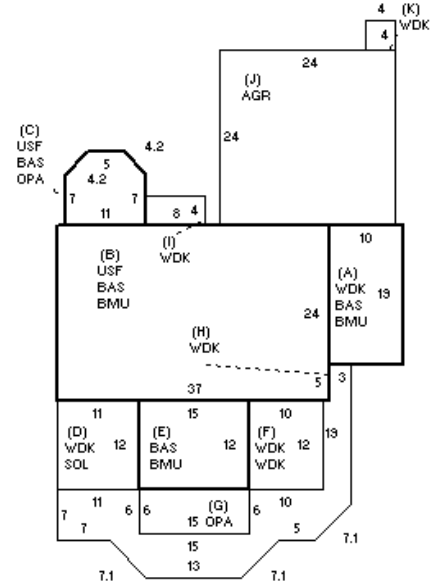
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	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	819,700	
Inf1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/2/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/11/2018	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2004	SIZE ADJ	1.005
NET AREA	2,348	DETAIL ADJ	1.000
\$NLA(RCN)	\$406	OVERALL	1.240
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	13	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	3	RADIANT HW	1.10
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,258		53.75	67,613
+	BAS	L	BASE AREA	1,359	2004	316.25	429,790
+	USF	L	UPPER STORY FIN	989	2004	181.11	179,115
+	OPA	N	OPEN PORCH	191		109.96	21,003
D	SOL	N	SOLARIUM	132		172.79	22,808
+	WDK	N	WOOD DECK	941		35.94	33,816
J	AGR	N	ATT GARAGE	576		103.98	59,892
	BGF	N	BSMT GOOD FINIS	989		75.08	74,251
	F22	O	FPL 2S 2OP	1		15,513.10	15,513
	FIX	O	XTRA FIXTURES	8		3,582.81	28,663
	JAC	O	JACUZZI	1		20,659.50	20,660

TOTAL RCN	953,123
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$819,700