

Key: 8303

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.461

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION           |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| RITSCHEL NELSON F ETUX<br>CAROLINA RITSCHEL<br>PO BOX 1010<br>POCASSET, MA 02559 |  |  |  | 38.3-339-0 |    |            |              | 66 KING PHILLIP RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                    |  |  |  |
| RITSCHEL NELSON F ETUX   |  |  |  | 10/10/2012 | F  | 1          | 26746-62     |                    |  |  |  |
| RITSCHEL NELSON F  |  |  |  | 01/25/2000 | X  |            | 12797-116    |                    |  |  |  |
| RITSCHEL FRANKLIN N JR &   |  |  |  |            | XX |            | 03319-0304   |                    |  |  |  |

| 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    | %   |
| 14153  | 03/20/2014 | 3             | ALT/RENO | 4,000  |            |    | 100    | 100 |
| 05682  | 10/03/2005 | 3             | ALT/RENO | 9,000  | 05/31/2006 | TL | 100    | 100 |

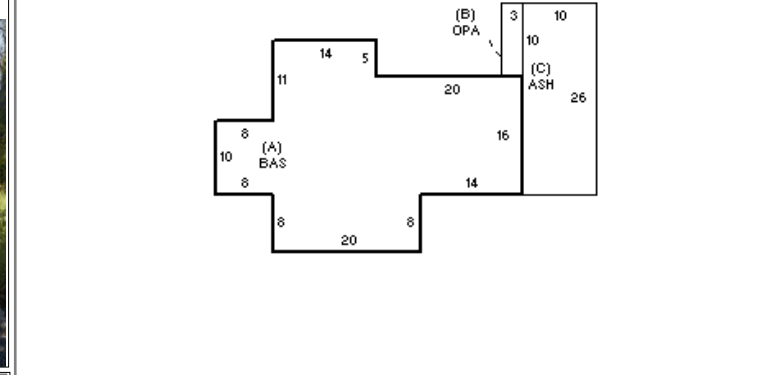
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N   | Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-----|-------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 5,900    | 11   | 1.00  | 100 | 1.00  | 377,120  | 5.10 | A    | 1.00 | BAV | 1.60       | 260,610   |

DETAILED

| TOTAL   | 5,881 SF | ZONING | 1            | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | POC      | NOTE   | LAND         | 260,600        | 230,700        |          |         |          |
| Infl1   | AVG      |        | BUILDING     | 75,100         | 66,500         |          |         |          |
| N_Index | AVG      |        | DETACHED     | 0              | 0              |          |         |          |
|         |          |        | OTHER        | 0              | 0              |          |         |          |
|         |          |        | <b>TOTAL</b> | <b>335,700</b> | <b>297,200</b> |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/26/2016 | TL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/26/2016 | EST |
| STYLE    | 6  | 0.70 | COTTAGE [100%]    | REVIEW  | 5/9/2022   | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

BLDG COMMENTS

GRID

| YEAR BLT   | 1920  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 98,878     |           |      |    |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|-----------|------|----|
| NET AREA   | 854   | DETAIL ADJ | 1.000 | FOUNDATION      | 3  | FOUN. WALL    | 1.00 | A | BAS | L | BASE AREA     | 854   | 1920 | 109.23    | 93,279 | CONDITION ELEM | CD         |           |      |    |
| \$NLA(RCN) | \$116 | OVERALL    | 0.540 | EXT COVER       | 1  | WOOD SHINGLE  | 1.02 | B | OPA | N | OPEN PORCH    | 30    |      | 44.87     | 1,346  | EXTERIOR       | A          |           |      |    |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | C | ASH | N | ATT SHED      | 260   |      | 11.84     | 3,080  | INTERIOR       | A          |           |      |    |
|            |       |            |       | ROOF COVER      | 2  | WOOD SHINGLES | 1.02 |   | FIX | O | XTRA FIXTURES | 1     |      | 1,173.20  | 1,173  | KITCHEN        | A          |           |      |    |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD      | 1.02 |   |     |   |               |       |      |           |        | BATHS          | A          |           |      |    |
|            |       |            |       | INT. FINISH     | 3  | WOOD PANEL    | 0.98 |   |     |   |               |       |      |           |        | HEAT           | A          |           |      |    |
|            |       |            |       | HEATING/COOLING | 13 | NONE          | 0.80 |   |     |   |               |       |      |           |        | ELECT          | A          |           |      |    |
|            |       |            |       | FUEL SOURCE     | 8  | NONE          | 1.00 |   |     |   |               |       |      |           |        |                |            |           |      |    |
|            |       |            |       | USE             | 0  |               | 1.00 |   |     |   |               |       |      |           |        |                |            |           |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |               |       |      |           |        |                | EFF.YR/AGE | 1995 / 27 |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |               |       |      |           |        |                | COND       | 24 24 %   |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |               |       |      |           |        |                | FUNC       | 0         |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |               |       |      |           |        |                | ECON       | 0         |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |               |       |      |           |        |                | DEPR       | 24        | % GD | 76 |
|            |       |            |       |                 |    |               |      |   |     |   |               |       |      |           |        |                | RCNLD      | \$75,100  |      |    |