

Key: 10522

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.764

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
CROWLEY RALPH D JR & JOAN M		49.0-1-0	534-OFF SCRAGGY NECK RD	
CROWLEY TRS OF RDC REALTY TR		TRANSFER HISTORY		
11 MASSACHUSETTS AVE		DOS	T	SALE PRICE
WORCESTER, MA 01609		06/20/1997	G	1,150,000
		BK-PG (Cert)	10813-150	

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 %
12576	08/22/2012	4	DETACH.STRUC		12/31/2013		100 100
03708	09/30/2003	2	ADDITIONS	485,000	09/02/2005	TL	100 100
200058	02/11/2000	2	ADDITIONS	100,000	11/15/2000	TL	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	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	0.418	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		91,980

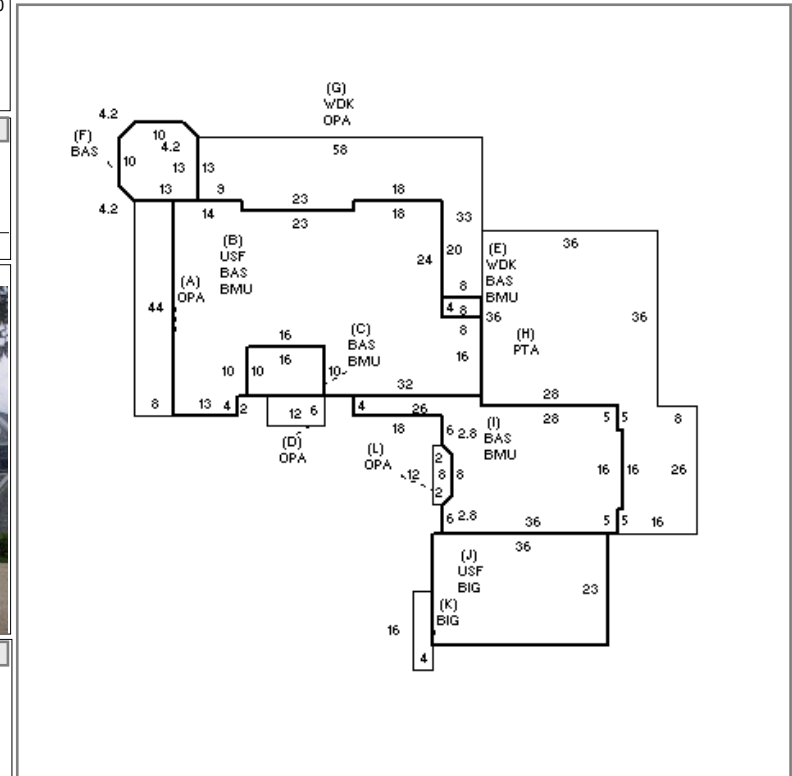
TOTAL	1.336 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE also owns 1 & 0 Tern Way & 532 Scraggy Neck	LAND	3,013,300	2,666,700			
Infl1	AVG		BUILDING	3,347,900	3,597,100			
N_Index	AVG		DETACHED	2,100	1,600			
			OTHER	0	0			
		TOTAL		6,363,300	6,265,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	10 X 14		140	16.42
							2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2018	BC
MODEL	1		RESIDENTIAL	LIST	9/27/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/14/2023	RP
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2003	SIZE ADJ	0.970
NET AREA	6,631	DETAIL ADJ	1.000
\$NLA(RCN)	\$594	OVERALL	1.210
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	12	1.00	
BEDROOMS	7	1.00	
BATHROOMS	5	1.00	
FIXTURES	24	1.00	
GARAGE CAPACITY	3	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	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	1,428		175.02	249,929
+	BMU	N	BSMT UNFINISHED	3,386		88.76	300,532
+	USF	L	UPPER STORY FIN	3,002	2003	279.65	839,496
+	WDK	N	WOOD DECK	992		68.94	68,391
+	BAS	L	BASE AREA	3,629	2003	530.75	1,926,109
H	PTA	N	PATIO	1,696		43.89	74,433
J	BIG	N	BUILT-IN GARAGE	828		225.91	187,057
K	BIG	N	BUILT-IN GARAGE	64		351.01	22,465
	WDK	N	WOOD DECK	432		68.95	29,785
	F11	O	FPL 1S 1OP	2		25,879.50	51,759
	F21	O	FPL 2S 1OP	1		28,432.60	28,433
	F22	O	FPL 2S 2OP	1		29,762.40	29,762
	FIX	O	XTRA FIXTURES	19		6,873.59	130,598

TOTAL RCN	3,938,748
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$3,347,900