

Key: 10548

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.794

LEGAL

LAND

DETACHED

BUILDING

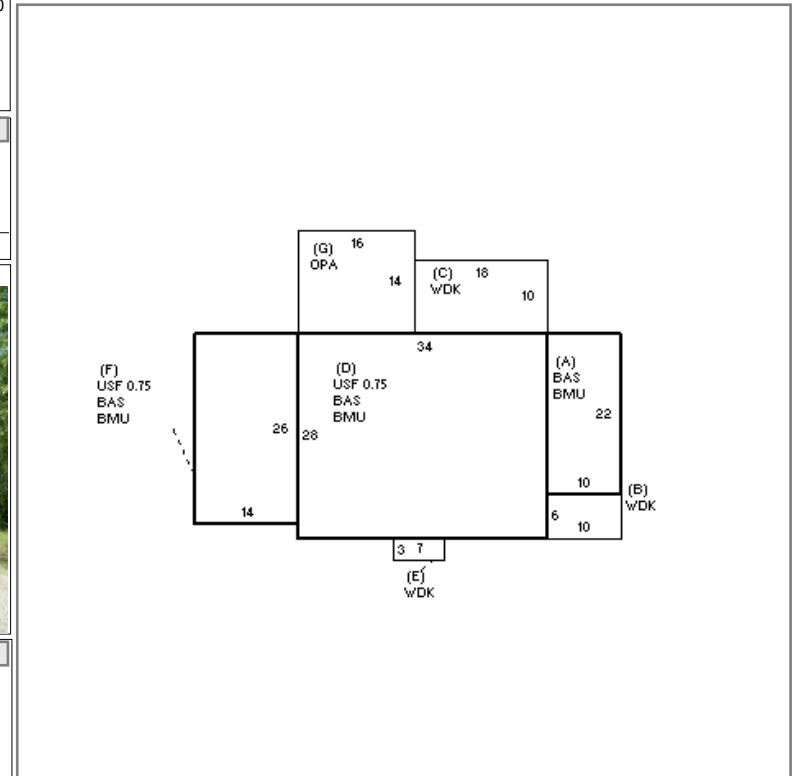
CURRENT OWNER				PARCEL ID				LOCATION			
BERK KENNETH J 34 MANEMET ROAD NEWTON, MA 02456				50.0-8-0				405 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERK KENNETH J				04/09/2019	T	1,000,000	31940-334				
NORKIN CYNTHIA C TR OF				09/11/2008	F	1	23150-187				
NORKIN CYNTHIA C TR OF TH				07/01/1997	XX		10830-335				

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	%
B-21-52	02/11/2021	2	ADDITIONS	44,000	06/15/2022	SL	100	100
14109	02/26/2014	15	INSULATE/WEA	4,106	07/01/2014		100	100
07764	12/18/2007	1	NEW CONSTRUC	200,000	10/27/2009	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	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.069	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		4,500

TOTAL	42,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	870,100	770,000			
Infl1	AVG		BUILDING	677,000	605,700			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	1,549,200	1,377,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10X12		120	19.71	2,100



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2022	TL
MODEL	1		RESIDENTIAL	LIST	6/16/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/16/2022	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	752,183
NET AREA	2,523	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,536		50.46	77,506		
\$NLA(RCN)	\$298	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,536	2008	289.77	445,081		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	261		40.91	10,677		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	987	2008	170.03	167,824		
				FLOOR COVER	1	HARDWOOD	1.02	G	OPA	N	OPEN PORCH	224		92.96	20,823		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	9		3,363.63	30,273		
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
				STORIES	2		1.00										
				ROOMS	7		1.00										
				BEDROOMS	4		1.00										
				BATHROOMS	3		1.00										
				FIXTURES	14		1.00										
				GARAGE CAPACITY	0		1.00										
				% BSMT FINISH	0		1.00										
				# OF HALF BATHS	1		1.00										
				# OF UNITS	1		1.00										
																RCNLD	\$677,000

CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90