

Key: 10549

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.795

LEGAL

LAND

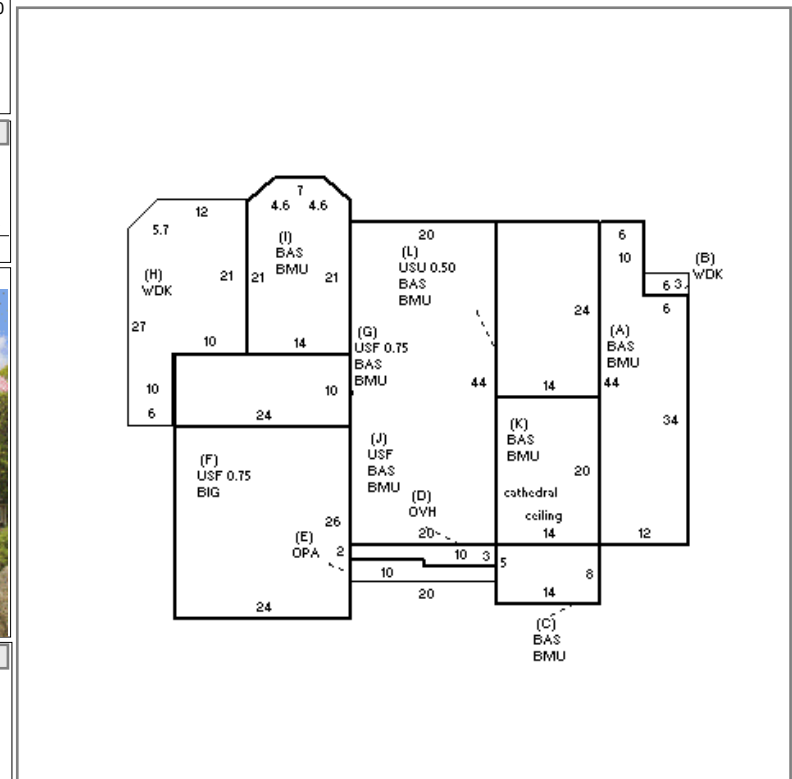
CURRENT OWNER		PARCEL ID		LOCATION	
MAZZOTTA BRUNO & KAREN MAZZOTTA 246 BAKER ST WALPOLE, MA 02081		50.0-9-0		409 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MAZZOTTA BRUNO & TAYLOR SCOTT & CAROL S TA		07/31/2020	QS	1,600,000	33122-184
TAYLOR CAROL SMITH &		12/08/2000	F	100	13414-282
		10/09/1998	G	185,000	11755-147

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	%
17720	09/07/2017	15	INSULATE/WEA	5,815			100	100
02444	07/03/2002	4	DETACH.STRUC	1,000	06/05/2003	TL	100	100
200098	03/07/2000	4	DETACH.STRUC	6,685	11/15/2000	TL	100	100
990051	01/28/1999	1	NEW CONSTRUCT	160,000	11/08/1999	MS	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	0.854	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00	55,680

TOTAL	1.772 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	921,300	815,200
Infl1	AVG		LAND BUILDING	1,003,800	1,332,100			
N_Index	AVG		DETACHED	15,300	14,500			
			OTHER	0	0			
			TOTAL	1,940,400	2,161,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	S	3.00	10 0.90	12 X 14	168	79.50	12,000
SHF	G	1.20	10 0.90	12 X 16	192	19.14	3,300



BUILDING	CD	ADJ	DESC	MEASURE	3/12/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/12/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/11/2023	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1999	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,224,196
NET AREA	4,220	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,642		42.78	113,033		
\$NLA(RCN)	\$290	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,642	1999	255.83	675,916		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	406		33.23	13,492		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OVH	L	OVERHANG	50	1999	281.76	14,088		
				FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	100		111.82	11,182		
				INT. FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	624		114.74	71,597		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	USF	L	UPPER STORY FIN	1,528	1999	161.75	247,160		
				FUEL SOURCE	2	GAS	1.00	L	USU	N	UPPER STORY UNF	168		72.87	12,243		
				USE	0		1.00	F11	O		FPL 1S 1OP	1		12,474.50	12,475		
								FIX	O		XTRA FIXTURES	16		3,313.29	53,013		

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

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$1,003,800
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