

Key: 10552

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.797

LEGAL

LAND

DETACHED

BUILDING

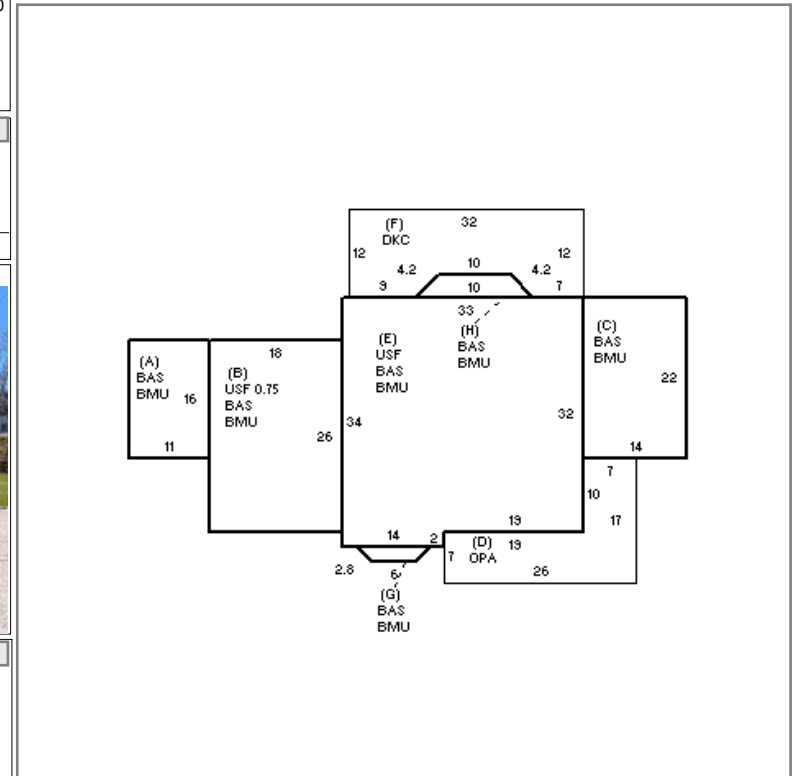
CURRENT OWNER		PARCEL ID		LOCATION	
HUTCHINSON PAUL & TAVERY TRS DEXTER REED TRUST 63 LEDGELAWN AVE LEXINGTON, MA 02420		50.0-12-0		425 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HUTCHINSON PAUL & TAVERY		09/10/2019	QS	1,450,000	32284-173
FLATLEY JOHN J ETUX		10/12/2006	F	100	21425-92
FLATLEY THOMAS J		05/13/2005	N	650,000	19819-258

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	%
06648	10/11/2006	1	NEW CONSTRUC	300,000	09/06/2007	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	0.122	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		7,950

TOTAL	1.040 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	873,500	773,100			
Infl1	AVG		BUILDING	834,600	746,900			
N_Index	AVG		DETACHED	29,600	28,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,737,700</b>	<b>1,548,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	V	1.30	10	0.90	22 X 28		
					616	53.43	29,600



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/16/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/16/2020	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2006	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	948,353	
NET AREA	3,526	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,091		41.86	87,528	CONDITION ELEM	CD	
\$NLA(RCN)	\$269	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,091	2006	250.37	523,521	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,435	2006	151.46	217,344	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	252		85.74	21,606	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	F	DKC	N	DECK-COMPOSITE	345		91.47	31,557	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		11,680.50	11,681	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA FIXTURES	12		3,102.34	37,228	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	JAC	O	JACUZZI	1		17,889.30	17,889				
				USE	0		1.00										EFF.YR/AGE	2007 / 15
																COND	12	12 %
																FUNC	0	
																ECON	0	
																DEPR	12	% GD 88
																RCNLD		\$834,600