

Key: 10553

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.798

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RILEY CHRISTOPHER G & C/O RILEY JENNIFER QUAL PER RE PO BOX 686 CATAUMET, MA 02534				50.0-13-0				431 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RILEY JENNIFER QUAL PER R				01/19/2023	F	100	35601-255				
RILEY CHRISTOPHER G &				06/01/2020	QS	1,625,000	32950-197				
IX ROBERT &				05/13/2005	N	650,000	19819-260				

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	%
07780	12/28/2007	3	ALT/RENO		09/23/2019	BC	100	100
		1	NEW CONSTRUC		09/22/2009	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	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	0.092	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		6,000

DETACHED

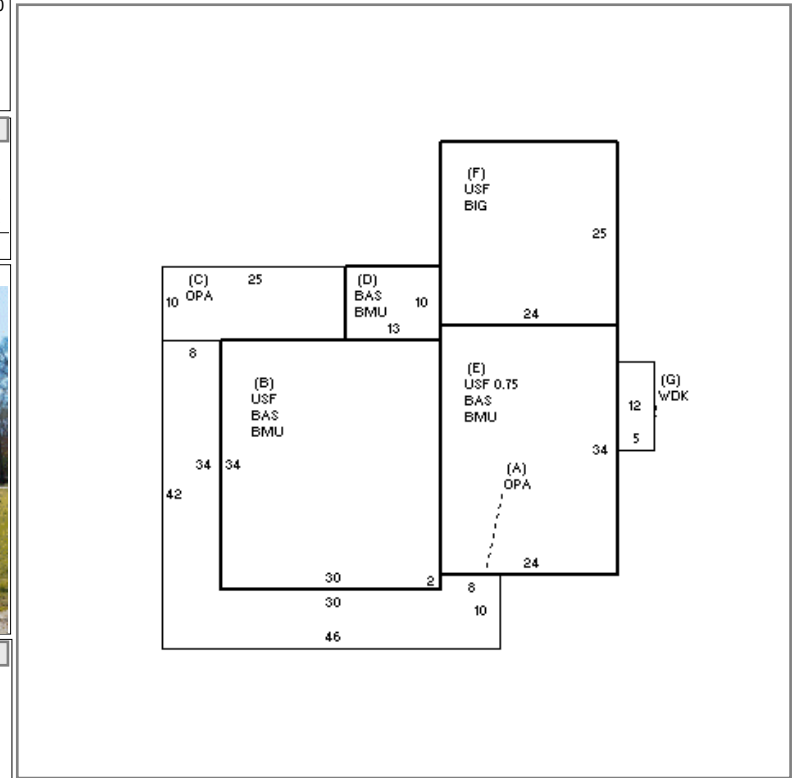
TOTAL	1.010 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	871,600	771,400
Infl1	AVG						BUILDING	1,072,900	1,280,000
N_Index	AVG						DETACHED	0	0
							OTHER	0	0
							<b>TOTAL</b>	<b>1,944,500</b>	<b>2,051,400</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/12/2021

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2019	BC
MODEL	1		RESIDENTIAL	LIST	9/23/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/11/2023	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	2008	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,072,943
NET AREA	4,198	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	906		85.30	77,284		
\$NLA(RCN)	\$256	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,966		42.98	84,496		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,966	2008	256.72	504,705		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	2,232	2008	125.58	280,290		
				FLOOR COVER	1	HARDWOOD	1.02	F	BIG	N	BUILT-IN GARAGE	600		113.64	68,185		
				INT. FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	60		77.79	4,667		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	O	FPL 2S 1OP	2		12,768.00	25,536		
				FUEL SOURCE	2	GAS	1.00	FIX	O	O	XTRA FIXTURES	9		3,086.63	27,780		
				USE	0		1.00										

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

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,072,900