

Key: 10554

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.799

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KUHN STEVEN P PO BOX 658 CATAUMET, MA 02534				50.0-14-0				441 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUHN STEVEN P				12/01/2020	QS	1,260,000	33527-19				
MAXSON TIMOTHY TRS				12/01/2020	F	1	33527-13-14				
NILSON LINDA S TR				04/02/2014	F		28066-96+97				

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	0.102	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		6,650

TOTAL	1.020 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	872,200	771,900
Infl1	AVG		LAND BUILDING	788,700	1,032,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,660,900	1,804,800

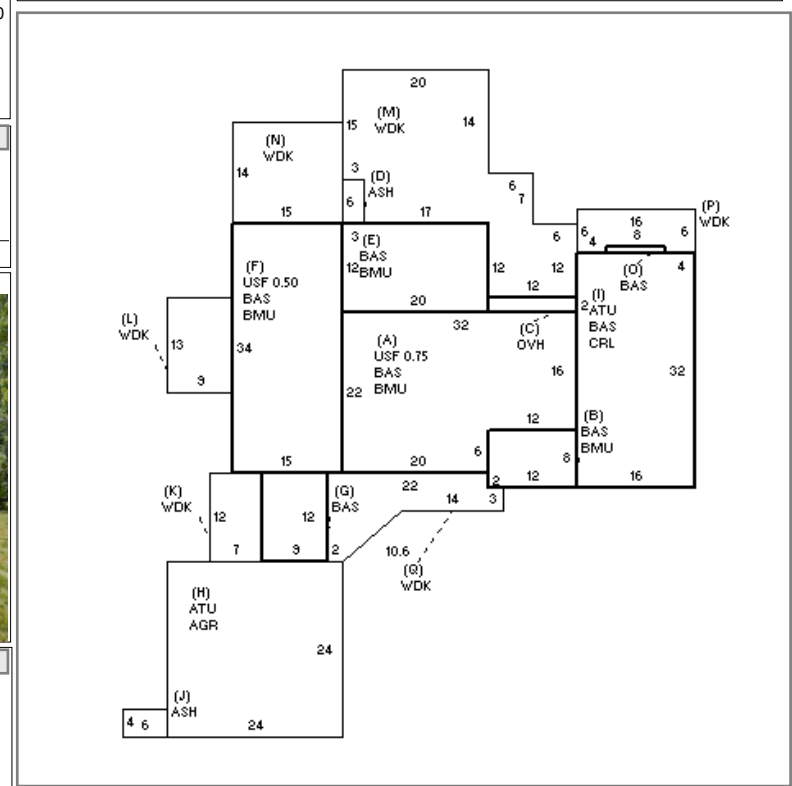
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/4/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/4/2021	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%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,011,149
NET AREA	2,859	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,478		50.46	74,579		
\$NLA(RCN)	\$354	OVERALL	1.170	EXT COVER	10	VERT BOARD	1.00	+	USF	L	UPPER STORY FIN	729	1984	171.75	125,202		
				ROOF SHAPE	1	GABLE	1.00	C	OVH	L	OVERHANG	24	1984	286.02	6,865		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	ASH	N	ATT SHED	18		39.31	708		
				FLOOR COVER	1	HARDWOOD	1.02	G	BAS	L	BASE AREA	108	1998	271.45	29,317		
				INT. FINISH	2	DRYWALL	1.00	H	AGR	N	ATT GARAGE	576		97.62	56,230		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	H	ATU	N	ATTIC UNF	576		66.76	38,453		
				FUEL SOURCE	1	OIL	1.00	I	CRL	N	BSMT CRAWL	512		40.58	20,775		
				USE	0		1.00	I	ATU	N	ATTIC UNF	512		66.76	34,180		
								J	ASH	N	ATT SHED	24		39.29	943		
								+	WDK	N	WOOD DECK	1,245		33.74	42,004		
								+	BAS	L	BASE AREA	1,998	1984	271.46	542,375		
								FIX	O	XTRA FIXTURES	8		3,363.74	26,910			
								MST	O	MAS/METAL STACK	2		6,303.80	12,608			

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	%
151179	12/17/2015	3	ALT/RENO	2,400	03/05/2021		100	100
980754	12/24/1998	10	WOODSTOVE	500	11/15/2000	TL	100	100
980605	10/12/1998	3	ALT/RENO	125,000	10/12/1999	MWS	100	100
900214	05/10/1990	9	DECK	5,000	08/29/1991	HS	100	100



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.75	1.00	EXTERIOR	A
ROOMS	7	1.00	INTERIOR	A
BEDROOMS	3	1.00	KITCHEN	A
BATHROOMS	2	1.00	BATHS	A
FIXTURES	13	1.00	HEAT	A
GARAGE CAPACITY	2	1.00	ELECT	A
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	1997 / 25	COND	22	% GD	78
RCNLD					\$788,700