

Key: 10555

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.800

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
MAHONEY EDWARD & GERTRUDE TRS				50.0-15-0				445 SCRAGGY NECK RD					
SCRAGGY NECK CATAUMET NOM TR				TRANSFER HISTORY				DOS		T		SALE PRICE	
12 CONCORD DR				MAHONEY EDWARD & GERTRUDE				11/06/1995		F		1 9915-43	
S WALPOLE, MA 02071													

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	%

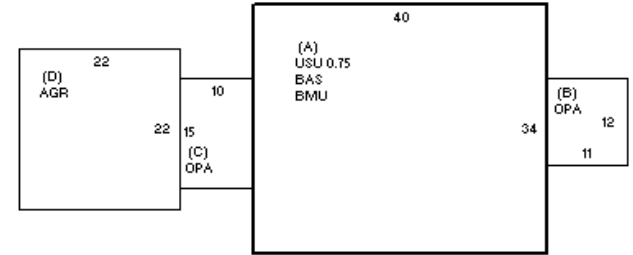
LAND

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	0.142	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		9,260

TOTAL	1.060 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE			LAND	874,800	774,200	
Infl1	AVG		BUILDING	336,800	298,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL		1,211,600	1,072,300	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 5 X 7			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/18/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,360	DETAIL ADJ	1.000
\$NLA(RCN)	\$326	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,360		34.70	47,186
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,360	1940	204.16	277,654
ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	1,020		48.06	49,025
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	282		63.92	18,024
FLOOR COVER	3	W/W CARPET	1.00	D	AGR	N	ATT GARAGE	484		67.12	32,488
INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,567.00	9,567
HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	4		2,312.75	9,251
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	443,195
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$336,800