

Key: 10557

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.802

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION												
HOFFMAN DAVID W TRS SCRAGGY 463 NOMINEE RLTY TRUST 16 DEAN ROAD WELLESLEY, MA 02481		50.0-17-0		463 SCRAGGY NECK RD												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
HOFFMAN DAVID W TRS		06/13/2018	A	400,000	31334-291											
HOFFMAN ROBERT S III & CH		08/08/1990	F	1	7254-64											
HOFFMAN ROBERT S JR		11/22/1982	F	1	3611-132											
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 GHD ATTACHED TO BARN	LAND		873,500	773,100		
Infl1	AVG		BUILDING		250,100	221,400		
N_Index	AVG		DETACHED		8,900	8,500		
		OTHER		0	0			
TOTAL				1,132,500	1,003,000			

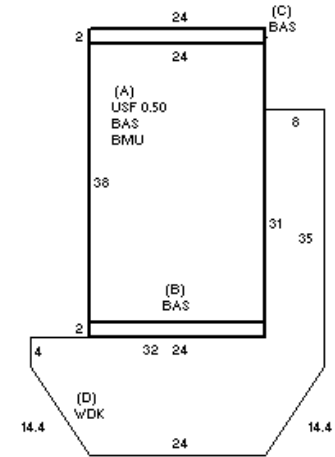
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	40 0.60 36 X 24		864	13.50	7,000
GHD	A	1.00	A 0.75 8 X 11		88	29.06	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/18/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
920371	07/07/1992	3	ALT/RENO		05/18/2021	TL	100	100
		9	DECK	1,500	05/03/1993	JS	100	100
		13	OTHER				100	100



YEAR BLT	1968	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,122
NET AREA	1,464	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		39.97	36,455	CONDITION ELEM	CD
\$NLA(RCN)	\$225	OVERALL	1.080	EXT COVER	10	VERT BOARD	1.00	A	USF	L	UPPER STORY FIN	456	1968	120.62	55,002	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,008	1968	210.43	212,117	INTERIOR	A
STORIES	1.5	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	792		23.41	18,544	KITCHEN	A
ROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,334.53	7,004	BATHS	A
BEDROOMS	3	1.00		INT. FINISH	3	WOOD PANEL	0.98									HEAT	A
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.98									ELECT	A
FIXTURES	8	1.00		FUEL SOURCE	3	ELECTRIC	1.00										
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00														EFF.YR/AGE	1995 / 27
# OF HALF BATHS	1	1.00														COND	24 24 %
# OF UNITS	1	1.00														FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$250,100