

Key: 10567

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.813

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON JOHN T & JENNIFER WILSON 3 EUCLID AVE WINCHESTER, MA 01890-1418				50.0-26-0				523 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON JOHN T & SWENSON MARCIA				10/13/2000	QS	285,000	13296-160				
FULTON GERTRUDE P &				10/13/2000	X		13296-158				
				07/13/1992	F	1	8109-331				

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	%
03104	03/05/2003	13	OTHER		10/01/2018	BC	100	100
03093	02/27/2003	5	DEMOLITIONS	9,000	03/23/2004	TL	100	100
					01/02/2004	TL	100	100

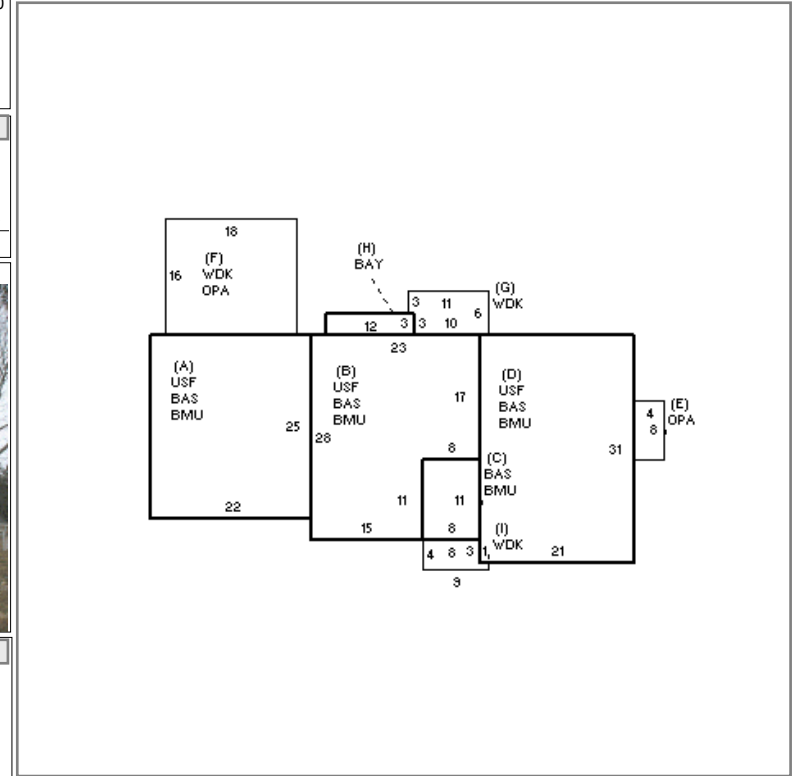
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.212	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		13,820

TOTAL	1.130 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	879,400	778,300
Infl1	AVG			LAND BUILDING	894,400	800,300			
N_Index	AVG			DETACHED	74,600	70,900			
				OTHER	0	0			
						TOTAL	1,848,400	1,649,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	S	3.00	10 0.90 24 X 28		672	123.30	74,600



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2003	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,004,901		
NET AREA	3,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,845		46.37	85,547	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,845	2003	276.96	510,986	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,757	2003	162.58	285,645	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	320		92.03	29,449	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	384		33.40	12,826	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	H	BAY	L	BAYWINDOW	36	2003	283.21	10,195	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F22	O	FPL 2S 2OP	1		14,418.90	14,419	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	11		3,330.13	36,631					
				USE	0		1.00	JAC	O	JACUZZI	1		19,202.30	19,202					
																	EFF.YR/AGE	2008 / 14	
																	COND	11 11 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	11 % GD 89	
																	RCNLD	\$894,400	