

Key: 10574

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.820

LEG
AL
LAND

CURRENT OWNER										PARCEL ID				LOCATION			
WOLF ROBERT M & PAMELA T 90 HUNDREDS ROAD WELLESLEY, MA 02481										50.0-33-0				563 SCRAGGY NECK RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
WOLF ROBERT M & PAMELA T										06/26/2019		QS		2,000,000		32116-214	
CUTONE JAMES C &										07/16/1999		QS		340,000		12414-170	
WOOD KENNETH A										06/04/1999		QS		450,000		12318-57+59	
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	BAV	4.00		865,580					
300	A	0.099	15	1.00	100	1.00	100	1.00	BAV	4.00		6,450					

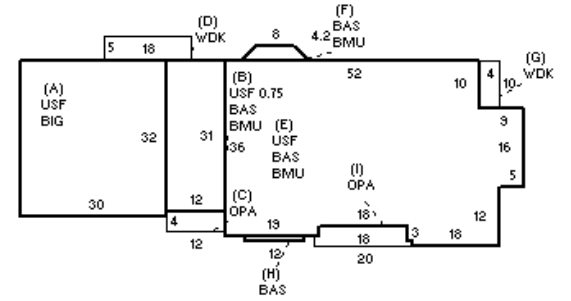
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
PL-21-70	03/09/2021	3	ALT/RENO	5,000	06/15/2022	TL	100	100
E-21-176	03/09/2021	3	ALT/RENO	8,500	06/15/2022	TL	100	100
B-20-375	12/29/2020	2	ADDITIONS	160,000	06/15/2022	TL	100	100
04138	03/15/2004	1	NEW CONSTRUCT	350,000	09/21/2006	TL	100	100
01582	09/24/2001	3	ALT/RENO	40,000	08/18/2002	TL	100	100

DE
TACH
ED

TOTAL	1.017 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE			LAND	872,000	771,800	
Infl1	AVG		BUILDING	1,763,800	1,578,900			
N_Index	AVG		DETACHED	18,000	17,200			
			OTHER	325,100	287,700			
		TOTAL	2,978,900	2,655,600				

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90	16 X 40	640	31.31	18,000



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/15/2022	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BL
DING

YEAR BLT	2004	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,050,882
NET AREA	5,770	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	960		158.87	152,515		
\$NLA(RCN)	\$355	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	3,296	2004	196.66	648,175		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,462		62.42	153,670		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	123		155.73	19,155		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	130		89.69	11,660		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,474	2004	373.24	923,405		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		PTA	N	PATIO	1,182		30.86	36,480		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	13		4,833.80	62,839		
				USE	0		1.00		GFP	O	GAS FIREPLACE	2		14,526.70	29,053		
									HTB	O	HOT TUB	1		13,929.80	13,930		
																EFF.YR/AGE	2005 / 17
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$1,763,800

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.821

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
WOLF ROBERT M & PAMELA T 90 HUNDREDS ROAD WELLESLEY, MA 02481		50.0-33-0		563 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

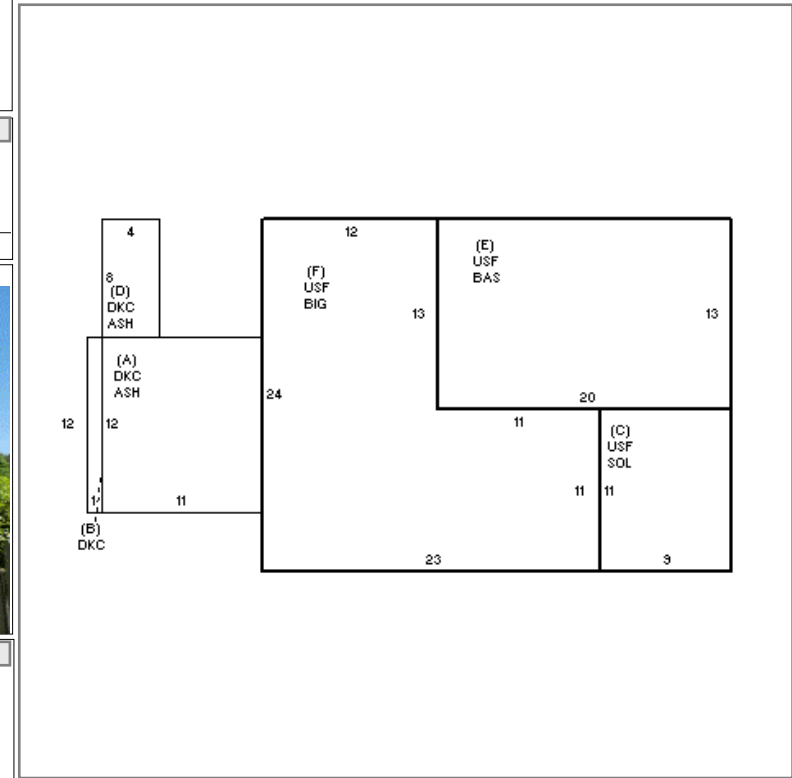
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	325,100	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/15/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/15/2022	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/15/2022	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	325,088	
NET AREA	1,028	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	ASH	N	ATT SHED	132		36.53	4,822			
\$NLA(RCN)	\$316	OVERALL	1.150	EXT COVER	1	WOOD SHINGLE	1.02	+	DKC	N	DECK-COMPOSITE	176		98.94	17,414			
				ROOF SHAPE	1	GABLE	1.00	C	SOL	N	SOLARIUM	99		172.65	17,093			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	768	2021	171.34	131,589			
				FLOOR COVER	5	VINYL	1.00	D	ASH	N	ATT SHED	32		39.20	1,254			
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	260	1977	342.16	88,963			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	BIG	N	BUILT-IN GARAGE	409		123.55	50,531			
				FUEL SOURCE	3	ELECTRIC	1.00		FIX	O	XTRA FIXTURES	4		3,355.65	13,423			
				USE	0		1.00											
				STORIES	2		1.00											
				ROOMS	2		1.00											
				BEDROOMS	0		1.00											
				BATHROOMS	1		1.00											
				FIXTURES	9		1.00											
				GARAGE CAPACITY	2		1.00											
				% BSMT FINISH	0		1.00											
				# OF HALF BATHS	1		1.00											
				# OF UNITS	1		1.00											
																EFF.YR/AGE	2021 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD 100	
																RCNLD	\$325,100	