

Key: 10577

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.824

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BLACK JOHN R & ANN TAYLOR 116 LAUREL ROAD CHESTNUT HILL, MA 02467				50.0-37-0				583 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLACK JOHN R & ANN TAYLOR				07/13/2018	F	1	31402-213				
BLACK JOHN R				06/25/2003	QS	849,000	17146-45				
REYNOLDS JOHN R &				09/10/1993	QS	450,000	8773-121				

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	%
EXB-22-229 06742	04/21/2022 11/24/2006	15 2	INSULATE/WEA ADDITIONS	6,324 86,000	11/18/2007	MJ	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	0.082	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00	5,350

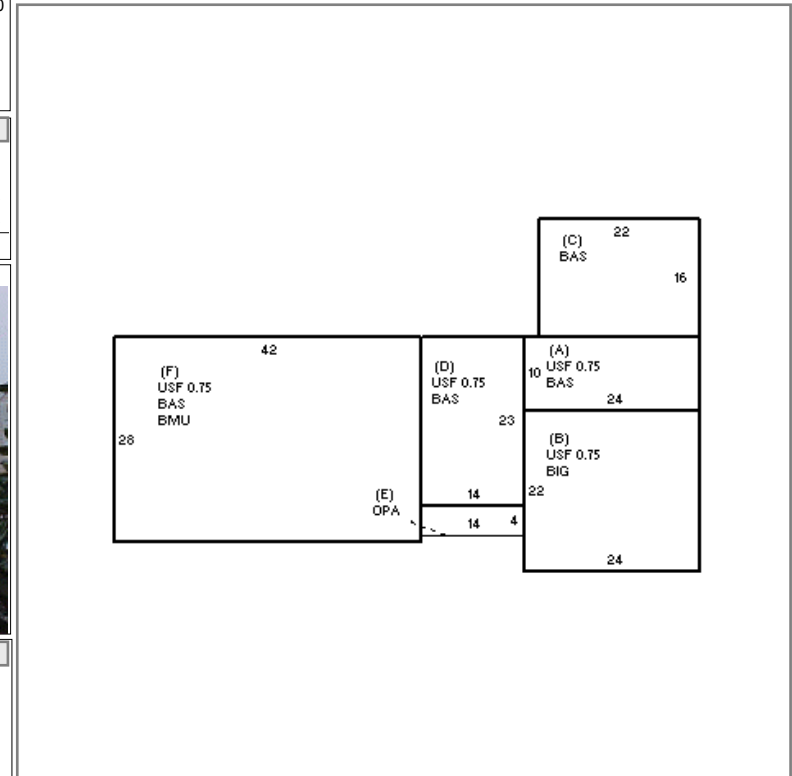
TOTAL	43,560 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	870,900	770,800			
Infl1	AVG		BUILDING	706,500	625,200			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	1,579,300	1,397,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	16 X 8	128	16.42	1,900



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/24/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/24/2018	KT
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	



YEAR BLT	1985	SIZE ADJ	0.990
NET AREA	3,790	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		5	1.00
BATHROOMS		4	1.00
FIXTURES		16	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,090	1985	207.75	434,193
+	USF	L	UPPER STORY FIN	1,700	2007	125.68	213,649
B	BIG	N	BUILT-IN GARAGE	528		94.78	50,042
E	OPA	N	OPEN PORCH	56		92.64	5,188
F	BMU	N	BSMT UNFINISHED	1,176		44.08	51,837
	F21	O	FPL 2S 1OP	1		10,648.20	10,648
	FIX	O	XTRA FIXTURES	11		2,574.28	28,317

TOTAL RCN	793.873	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2008 / 14	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$706,500	