

Key: 10580

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.827

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MASTRANGELO MARY JANE ETVIR RANDAL W MASTRANGELO P O BOX 41 CATAUMET, MA 02534-0041		50.0-40-0		601 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MASTRANGELO MARY JANE		11/10/2003	F	17910-92	1
MASTRANGELO MARY JANE TR		08/05/1998	P	135,000	11619-190
POWERS, LEWIS J.		03/30/1995	QS	130,000	N/A-N/A

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-22-829	12/12/2022	15	INSULATE/WEA	4,847			100 100
06124	02/27/2006	4	DETACH.STRUC	20,000	09/28/2006	MJ	100 100
05709	10/12/2005	3	ALT/RENO	5,500	09/28/2006	MJ	100 100
980614	10/16/1998	1	NEW CONSTRUC	160,000	09/14/1999	MWS	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	0.001	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00	70

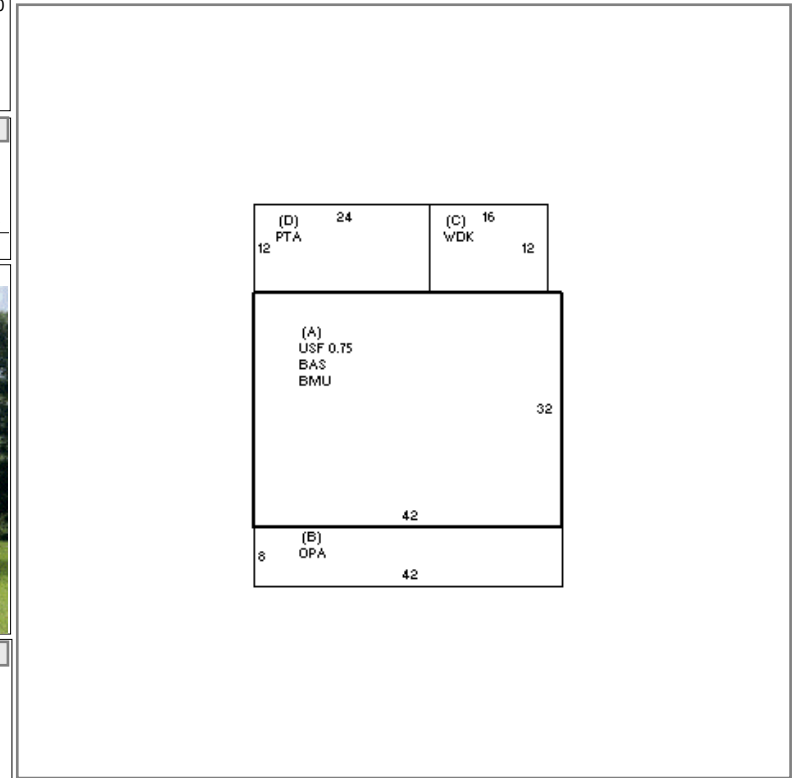
TOTAL	40,032 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	865,700	766,100			
Infl1	AVG		BUILDING	476,500	421,600			
N_Index	AVG		DETACHED	29,800	28,400			
			OTHER	0	0			
			TOTAL	1,372,000	1,216,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	10 0.90	24 X 28	2006	672	49.32	29,800
SHF	A	1.00	50 0.50	5 X 6			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2021	TL
MODEL	1		RESIDENTIAL	LIST	8/23/2021	VER
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	581,107
NET AREA	2,352	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,344		39.55	53,162		
\$NLA(RCN)	\$247	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,344	1998	232.75	312,819		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1998	128.73	129,759		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	336		72.87	24,483		
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	192		43.31	8,316		
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	288		16.84	4,849		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		BMF	N	BSMT FINISH	588		54.25	31,899		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,636.87	15,821		
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$476,500
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