

Key: 10583

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.830

LEGAL

| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION            |              |
|---|--|------------|----|---------------------|--------------|
| HARDIMAN JUDITH TR<br>OF THE J HARDIMAN NOM TRUST<br>123 HMS STAYNER DRIVE<br>HINGHAM, MA 02043 |  | 50.0-43-0  |    | 619 SCRAGGY NECK RD |              |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE          | BK-PG (Cert) |
| HARDIMAN JUDITH TR  |  | 12/26/1995 | XX |                     | 9987-77      |

| 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 %  |
|        |        |               |      |        |       |    |        |

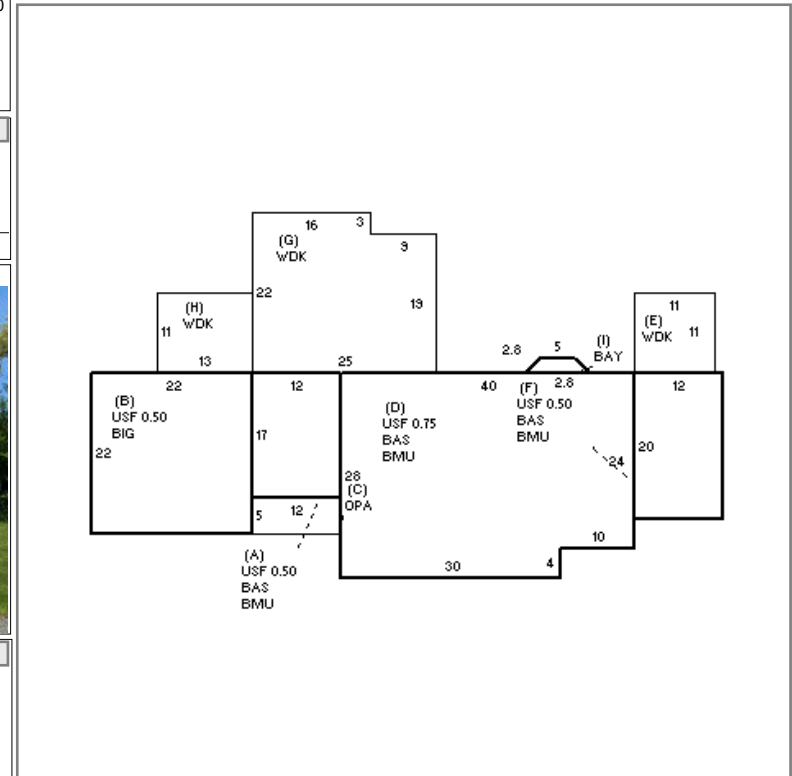
LAND

| 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 | 0.162    | 15   | 1.00  | 100     | 1.00     | 100 | 1.00 | 65,200  | 1.00 | A          | 1.00      | BAV | 4.00 |  | 10,560  |

DETAILED

|         |             |        |          |           |           |          |         |          |
|---------|-------------|--------|----------|-----------|-----------|----------|---------|----------|
| TOTAL   | 1.080 Acres | ZONING | 1        | FRNT      | 0         | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | SCRAG NCK   | NOTE   | LAND     | 876,100   | 775,400   |          |         |          |
| Infl1   | AVG         |        | BUILDING | 498,900   | 441,500   |          |         |          |
| N_Index | AVG         |        | DETACHED | 3,900     | 3,700     |          |         |          |
|         |             |        | OTHER    | 0         | 0         |          |         |          |
|         |             |        | TOTAL    | 1,378,900 | 1,220,600 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | A    | 1.00 | A 0.75   | 10 X 12 | 120   | 16.42     | 1,500 |
| SHF | A    | 1.00 | 10 0.90  | 12 X 14 | 168   | 15.95     | 2,400 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/11/2017 | DB  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/11/2017 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 5/20/2021 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

INDING

| YEAR BLT   | 1986  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 623.634 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 2,812 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,524 |      | 36.90     | 56,232  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$222 | OVERALL    | 1.100 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | BAS | L | BASE AREA       | 1,524 | 1986 | 211.89    | 322,920 | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 1,274 | 1986 | 120.08    | 152,986 | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | BIG | N | BUILT-IN GARAGE | 484   |      | 90.56     | 43,830  | KITCHEN        | G       |            |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C | OPA | N | OPEN PORCH      | 60    |      | 88.51     | 5,311   | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | + | WDK | N | WOOD DECK       | 787   |      | 24.67     | 19,416  | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 | I | BAY | L | BAYWINDOW       | 14    | 1986 | 209.14    | 2,928   | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 10,174.40 | 10,174  |                |         |            |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   | FIX | O | XTRA FIXTURES   | 4     |      | 2,459.58  | 9,838   |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1999 / 23  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 20 20 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 20 % GD 80 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$498,900  |