

Key: 10585

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.832

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
MAGUIRE MICHAEL J ETUX AMY MAGUIRE 242 LAZELL ST HINGHAM, MA 02043-4410										50.0-45-0				625 SCRAGGY NECK RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Certs)	
MAGUIRE MICHAEL J ETUX										02/07/2008		A		478,450		22655-170	
HARDIMAN JUDITH & ROBERT										04/01/2005		QS		475,000		19679-1	
GRAY MARYELLEN L										12/30/1987		XX		6087+-135+			

LAND

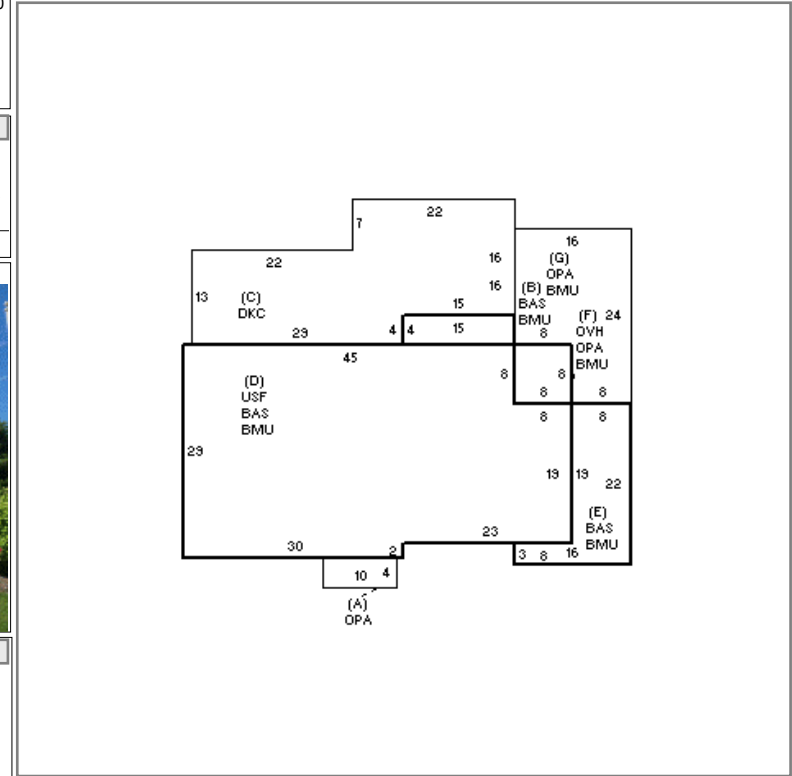
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.342	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		22,300

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-22-110	04/04/2022	4	DETACH.STRUC		05/23/2023	TL	100	100
B-21-307	09/30/2021	3	ALT/RENO	16,200	05/23/2023	TL	100	100
12408	06/19/2012	1	NEW CONSTRUC	590,000	10/16/2013	TL	100	100

TOTAL	1.260 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	887,900	785,800
Infl1	AVG			BUILDING	1,433,100	1,281,600			
N_Index	AVG			DETACHED	0	0			
				OTHER	262,100	104,800			
						TOTAL	2,583,100	2,172,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	TL
MODEL	1		RESIDENTIAL	LIST	12/9/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/1/2023	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2012	SIZE ADJ	0.995
NET AREA	3,178	DETAIL ADJ	1.000
\$NLA(RCN)	\$480	OVERALL	1.190
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		17	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	424		139.37	59,091
+	BMU	N	BSMT UNFINISHED	2,071		68.05	140,923
+	BAS	L	BASE AREA	1,687	2012	427.58	721,321
C	DKC	N	DECK-COMPOSITE	666		146.93	97,857
D	USF	L	UPPER STORY FIN	1,427	2012	246.21	351,336
F	OVH	L	OVERHANG	64	2012	428.85	27,446
	F22	O	FPL 2S 2OP	1		21,836.30	21,836
	FIX	O	XTRA FIXTURES	15		5,043.11	75,647
	JAC	O	JACUZZI	1		29,080.30	29,080

TOTAL RCN	1,524,538
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,433,100

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.833

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
MAGUIRE MICHAEL J ETUX AMY MAGUIRE 242 LAZELL ST HINGHAM, MA 02043-4410		50.0-45-0	625 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 %

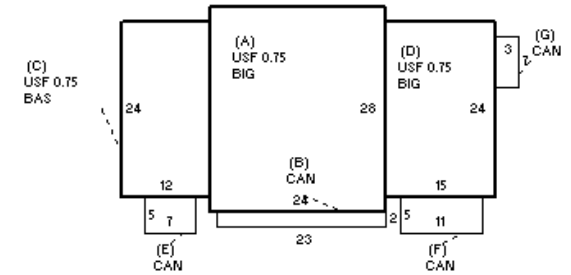
LAND

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	262,100	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	TL
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	7/6/2023	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2012	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	275,850			
NET AREA	1,278	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	672		79.83	53,648	CONDITION ELEM	CD			
\$NLA(RCN)	\$216	OVERALL	0.790	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	990	2012	116.53	115,366	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	46		14.75	679	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	288	2022	235.05	67,695	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02	D	BIG	N	BUILT-IN GARAGE	360		95.85	34,505	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	E	CAN	N	CANOPY	35		14.75	516	HEAT	A			
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	CAN	N	CANOPY	55		14.25	784	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	G	CAN	N	CANOPY	21		16.75	352					
				USE	0		1.00		FIX	O	XTRA FIXTURES	1		2,305.70	2,306					
																		EFF.YR/AGE	2014 / 8	
																		COND	5 5 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	5 % GD 95	
																		RCNLD	\$262,100	