

Key: 10588

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.836

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DRAGOS DONNA M 4 BOURNE AVE SANDWICH, MA 02563				50.0-48-0				645 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DRAGOS DONNA M				07/27/2020	QS	705,000	33107-198				
HORNER ELINOR				03/16/2011	QS	562,500	25321-7				
BARRY WAYNE R				09/23/2005	F	1	20289-125				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-119	03/01/2023	15	INSULATE/WEA	5,000			100	100
EXB-23-119	03/01/2023	15	INSULATE/WEA	5,000			100	100
		3	ALT/RENO		02/15/2022	TL	100	100
		3	ALT/RENO		05/17/2021		100	100
B-21-79	03/01/2021	13	OTHER	36,400	05/24/2018	KT	100	100

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	0.067	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00	4,370

DETACHED

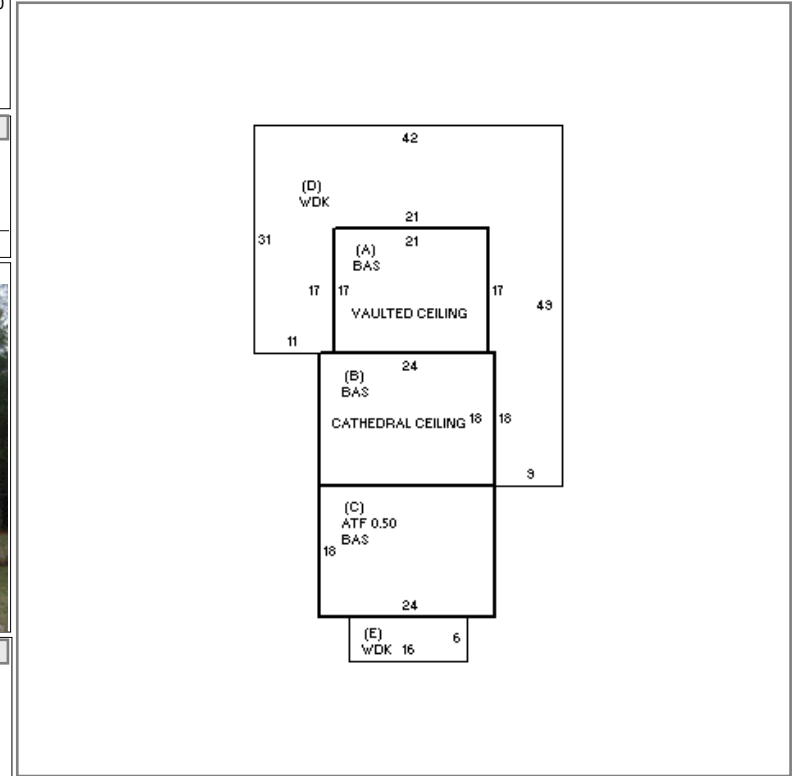
TOTAL	42,907 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	870,000	769,900
Infl1	AVG		BUILDING	299,200	264,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	49,900	44,200			
						TOTAL	1,219,100	1,079,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 8 X 12			0.00		01/22/2015

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/17/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/17/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	325,236
NET AREA	1,221	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	357	2011	211.79	75,610		
\$NLA(RCN)	\$266	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	864	1973	211.79	182,986		
				ROOF SHAPE	1	GABLE	1.00	C	ATF	N	ATTIC FINISH	216		69.94	15,107		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	1,203		24.07	28,950		
				FLOOR COVER	1	HARDWOOD	1.02		CPC	O	CAPE CELLAR	1		4,254.20	4,254		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		9,033.50	9,034		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	2		2,399.20	4,798		
				FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		4,496.50	4,497		
				USE	0		1.00										



BUILDING

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

EFF. YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$299,200

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						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	49,900	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/16/2015



(A)
USF
BIG

24

20

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/14/2015	TL
MODEL	1		RESIDENTIAL	LIST	1/14/2015	TL
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	3/29/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	64.806	
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	480		54.88	26,344	CONDITION ELEM	CD	
\$NLA(RCN)	\$135	OVERALL	0.700	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	480	1973	77.02	36,971	EXTERIOR	A	
				ROOF SHAPE	3	GAMBREL	1.00		FIX	O	XTRA FIXTURES	1		1,491.00	1,491	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A	
				INT. FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	7	FL/WALL UNIT	0.98									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		1	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		6	1.00															
GARAGE CAPACITY		2	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															
																EFF.YR/AGE	1996 / 26	
																COND	23 23 %	
																FUNC	0	
																ECON	0	
																DEPR	23 % GD 77	
																RCNLD	\$49,900	