

Key: 10589

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.838

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HOFFMAN PRESTON & GEOFFREY				50.0-48-1				641 SCRAGGY NECK RD				
TRS OF 641 SCRAGGY NK RLTY TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
362 HATHERLY RD				HOFFMAN PRESTON & GEOFFREY				12/29/1995	XX		9993-78	
SCITUATE, MA 02066												

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 %
13522	08/07/2013	3	ALT/RENO	5,600			100 100
905900	10/30/1990	9	DECK	5,000	08/29/1991	HS	100 100
		13	OTHER				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	0.060	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		3,910

TOTAL	42,602 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	869,500	769,500			
Infl1	AVG		BUILDING	232,600	205,800			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	1,104,000	977,100			

DETACHED

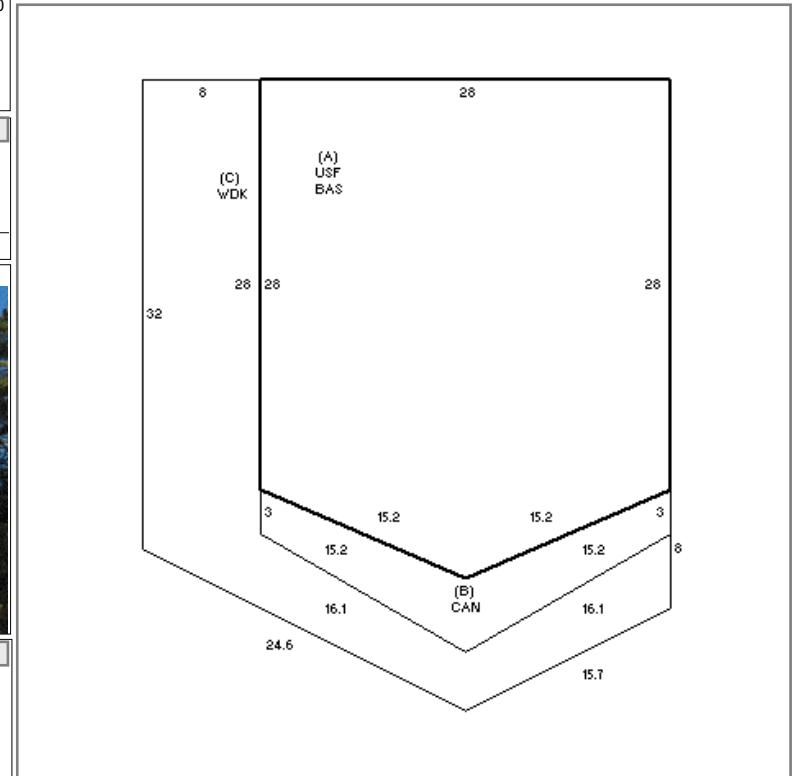
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 20		160	15.95	1,900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/24/2017	TL
MODEL	1		RESIDENTIAL	LIST	2/24/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/24/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,736	DETAIL ADJ	1.000
\$NLA(RCN)	\$174	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	868	1972	206.30	179,065
A	USF	L	UPPER STORY FIN	868	1972	111.99	97,206
B	CAN	N	CANOPY	112		12.77	1,430
C	WDK	N	WOOD DECK	510		22.22	11,333
	FIX	O	XTRA FIXTURES	4		2,215.33	8,861
	MST	O	MAS/METAL STACK	1		4,151.80	4,152

TOTAL RCN	302.047
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$232,600