

Key: 10591

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.840

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PRETYMAN DAVID & CAROLINE PRETYMAN 12 WEDGEWOOD RD WELLESLEY, MA 02481		50.0-49-0		649 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PRETYMAN DAVID & KABBES KIM NILSON NILSON ARTHUR H &		08/18/2020	O	600,000	33176-332
		06/30/2000	A		13108-309
			XX		01480-0776

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 %
M-22-23	05/11/2022	3	ALT/RENO	76,300	01/23/2023	TL	100 100
B-21-174	05/04/2021	1	NEW CONSTRUC	1,350,000	06/29/2023	TL	10 55

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	0.122	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		7,950

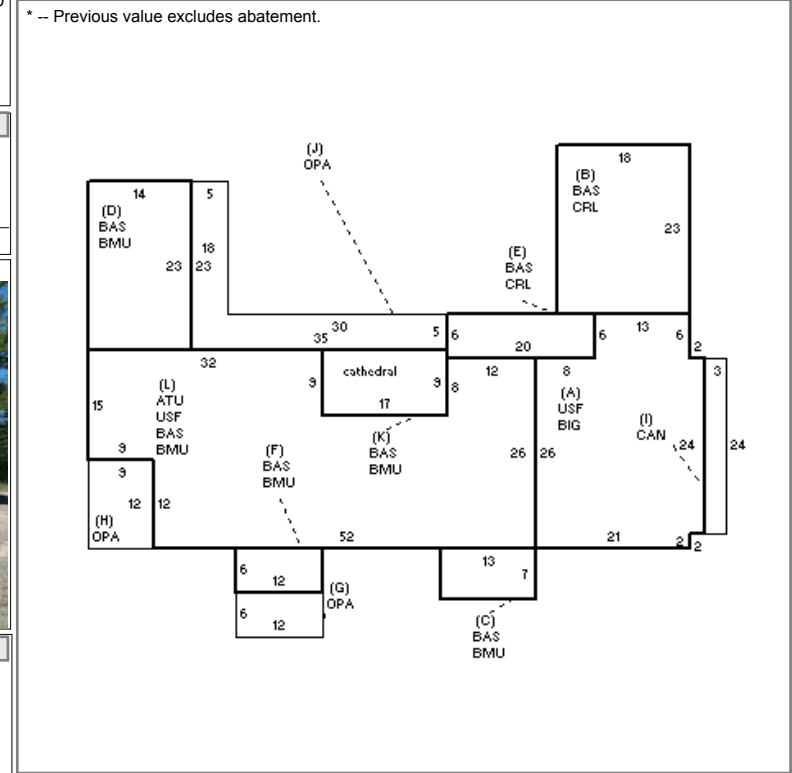
TOTAL	1.040 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	873,500	773,100	BUILDING	622,600	673,200
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	1,496,100	1,446,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2023	TL
MODEL	1		RESIDENTIAL	LIST	7/12/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/29/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,131,976
NET AREA	4,592	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	672		100.17	67,315	CONDITION ELEM	CD
\$NLA(RCN)	\$247	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	2,046	2021	117.68	240,776	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	CRL	N	BSMT CRAWL	534		34.89	18,633	INTERIOR	A
				ROOF COVER	2	WOOD SHINGLES	1.02	+	BAS	L	BASE AREA	2,546	2021	223.35	568,659	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	BMU	N	BSMT UNFINISHED	2,012		39.03	78,526	BATHS	A
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	445		79.94	35,572	HEAT	A
				HEATING/COOLING	3	RADIANT HW	1.10	I	CAN	N	CANOPY	72		17.88	1,288	ELECT	A
				FUEL SOURCE	2	GAS	1.00	L	ATU	N	ATTIC UNF	1,374		54.24	74,532		
				USE	0		1.00		F21	O	FPL 2S 1OP	1		11,965.10	11,965		
									FIX	O	XTRA FIXTURES	12		2,892.57	34,711		



* -- Previous value excludes abatement.

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	45 uc
ECON	0
DEPR	45 % GD 55
RCNLD	\$622,600