

Key: 10592

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.841

LEGAL

LAND

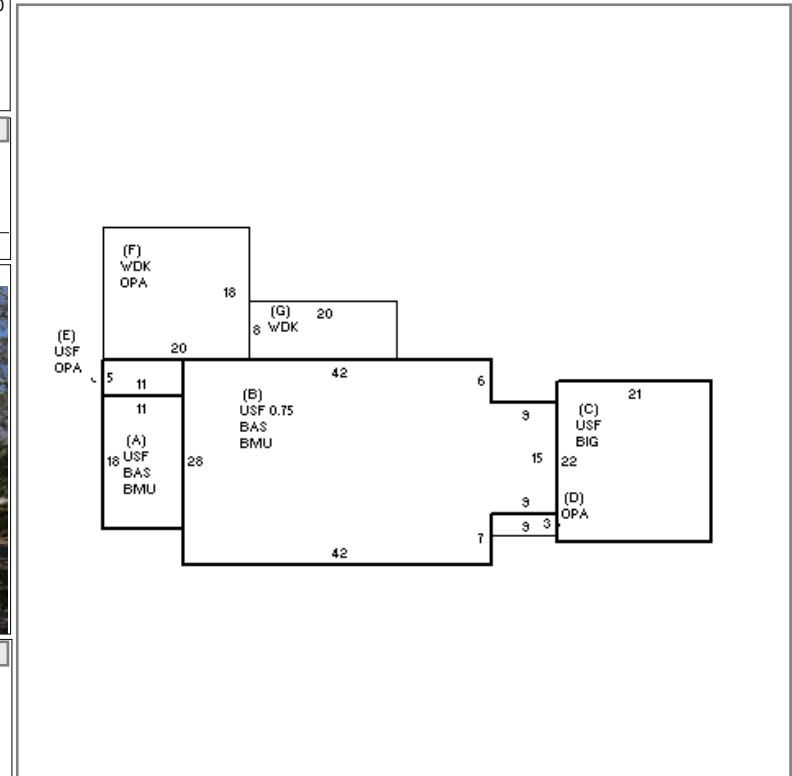
CURRENT OWNER				PARCEL ID				LOCATION							
SAMSEL ERVEN A & COLLETTE M SAMSEL 175 PECUNIT ST CANTON, MA 02021				50.0-50-0				651 SCRAGGY NECK RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
SAMSEL ERVEN A &				11/23/1993	QS	105,000	8905-047								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	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

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	%
EXB-21-49	01/26/2021	3	ALT/RENO	13,000			100	100
10514	09/03/2010	3	ALT/RENO	10,700	04/23/2018	TL	100	100
03901	12/09/2003	2	ADDITIONS	75,000	09/22/2004	JS	100	100
940189	05/06/1994	1	NEW CONSTRUC	140,000	02/02/1995	JS	100	100

TOTAL	1.040 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	873,500	773,100
Infl1	AVG		BUILDING	618,600	547,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,492,100</b>	<b>1,320,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/23/2018



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/23/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/23/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1994	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	736,444			
NET AREA	3,207	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,509		39.16	59,094	CONDITION ELEM	CD			
\$NLA(RCN)	\$230	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,509	1994	224.89	339,353	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,698	1994	127.45	216,407	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	462		96.11	44,404	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	442		72.14	31,888	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	520		26.18	13,615	HEAT	A			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1		10,798.40	10,798	ELECT	A				
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	8		2,610.58	20,885						
				USE	0		1.00													
																		EFF.YR/AGE	2003 / 19	
																		COND	16 16 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$618,600	