

Key: 10593

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.842

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
BERK DONALD A & NINA D TRS OF 653 SCRAGGY NECK RD RLTY TR 114 BEETHOVEN AVE NEWTON, MA 02468		50.0-51-0	653 SCRAGGY NECK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERK DONALD A & NINA D TR KERN BARBARA E		05/01/2008 05/29/1990	T J	614,000 880	22877-176 07691-00009

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	%
890706	11/22/1989	9	DECK	10,858	08/29/1991	HS	100	100

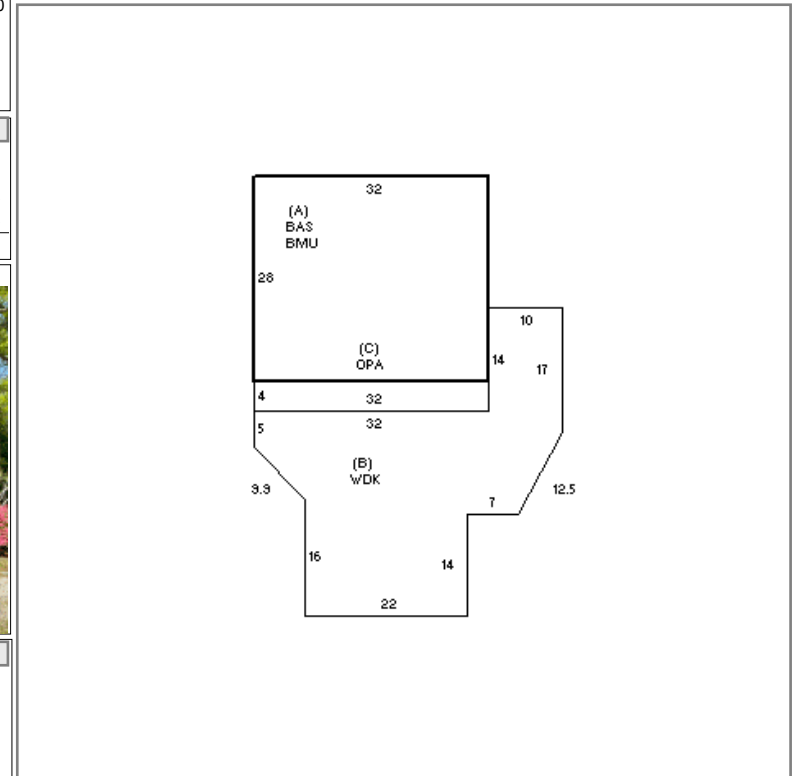
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.006	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		390

TOTAL	40,249 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	866,000	766,400			
Infl1	AVG		BUILDING	149,600	132,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,015,600	898,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	5/20/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.020
NET AREA	896	DETAIL ADJ	1.000
\$NLA(RCN)	\$217	OVERALL	0.720
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	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	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	896		28.12	25,195
A	BAS	L	BASE AREA	896	1974	152.92	137,013
B	WDK	N	WOOD DECK	965		16.47	15,894
C	OPA	N	OPEN PORCH	128		52.91	6,772
	F11	O	FPL 1S 1OP	1		6,182.80	6,183
	FIX	O	XTRA FIXTURES	2		1,642.10	3,284

TOTAL RCN	194,342	
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	\$149,600	