Key: 10631

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,889

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NICHOLAS KENT R & DIANA K NICHOLAS PO BOX 321 CATAUMET, MA 02534-0321	50.0-88-0	616 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICHOLAS KENT R &	05/13/1998	P	120,000	11423-314

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	%
		3	ALT/RENO		01/23/2023	TL	100	100
990176	04/15/1999	1	NEW CONSTRUC	200,000	11/08/1999	MS	100	100

LAND

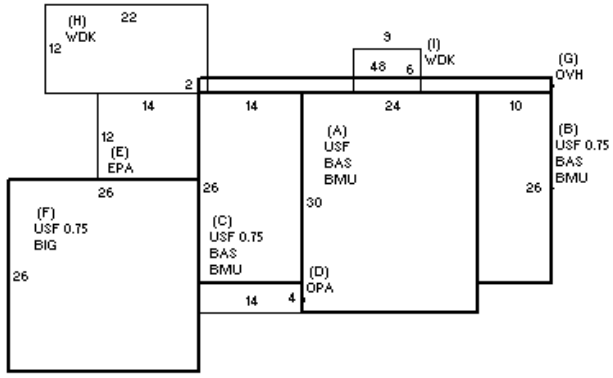
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00			865,580
300	A	0.272	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00			17,730

TOTAL	1.190 Acres	ZONING	1	FRNT	0

Nbhd	SCRAG NCK
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	883,300	781,700
BUILDING	580,900	503,800
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**1,466,300**	**1,287,500**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	10 X 14		140	16.42	2,100

PHOTO 05/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2021	TL
LIST	10/25/2021	VER
REVIEW	1/23/2023	TL

YEAR BLT	1999	SIZE ADJ	0.995
NET AREA	3,135	DETAIL ADJ	1.000
$NLA(RCN)	$221	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,344		37.41	50,283
+	BAS	L	BASE AREA	1,344	1999	220.15	295,880
+	USF	L	UPPER STORY FIN	1,695	1999	121.76	206,381
D	OPA	N	OPEN PORCH	56		89.76	5,026
E	EPA	N	ENCLOSED PORCH	168		86.42	14,518
F	BIG	N	BUILT-IN GARAGE	676		86.37	58,385
G	OVH	L	OVERHANG	96	1999	212.09	20,361
+	WDK	N	WOOD DECK	318		25.01	7,954
	F21	O	FPL 2S 1OP	1		10,316.40	10,316
	FIX	O	XTRA FIXTURES	9		2,493.96	22,446

TOTAL RCN	691,551

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$580,900