

Key: 10662

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.922

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
McGUGAN VINCENT J TRS & JOYCE W McGUGAN TRS 36 ARLINGTON RD CHESTNUT HILL, MA 02467		50.0-120-0		550 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
McGUGAN VINCENT J TRS & McGUGAN VINCENT &		10/15/2021	F	1 34574-239	
		05/15/1987	QS	248,000	5724-59

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 %

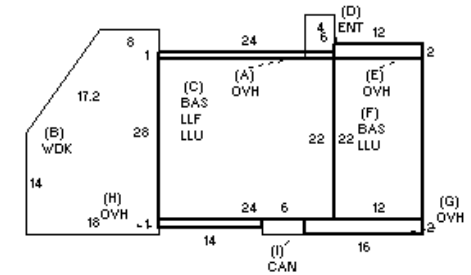
LAND

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	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	883,300	781,700
Infl1	AVG		BUILDING	135,700	120,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,019,000	901,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8 X 10			0.00	
SHF	L	0.90	80 0.20 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2017	BC
MODEL	1		RESIDENTIAL	LIST	11/18/2002	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	1/13/2017	BC
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1967	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	261,007	
NET AREA	1,414	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OVH	L	OVERHANG	94	1967	181.61	17,071	CONDITION ELEM	CD	
\$NLA(RCN)	\$185	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	434		21.42	9,296	EXTERIOR	P	
				ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UNF	792		36.36	28,797	INTERIOR	P	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLF	L	LOWER LEVEL FIN	528	1967	61.88	32,672	KITCHEN	P	
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	792	1967	206.85	163,829	BATHS	F	
				INT. FINISH	2	DRYWALL	1.00	D	ENT	N	ENCLOSED ENTRY	24		114.53	2,749	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00	I	CAN	N	CANOPY	12		15.54	187	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	F	1	O	FPL 1S 1OP			0.00				
				USE	0		1.00	FIX	O		XTRA FIXTURES	3		2,135.67	6,407			
																	EFF.YR/AGE	1971 / 51
																	COND	48 48 %
																	FUNC	0
																	ECON	0
																	DEPR	48 % GD 52
																	RCNLD	\$135,700