

Key: 10666

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.925

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
CURTIS MARGARET E JR ETAL SCRAGGY NECK REAL ESTATE TR 1775 MASSACHUSETTS AVE UNIT 8 CAMBRIDGE, MA 02140		50.0-125-0	518-520 SCRAGGY NECK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		11/21/2005	F XX	100	20492-160 01339-0575

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE DWELLING			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18689	08/13/2018	14	SOLAR	23,000			100	100
13852	12/04/2013	14	SOLAR	24,930			100	100
11005	01/07/2011	14	SOLAR	20,660	07/29/2011		100	100
01550	08/30/2001	1	NEW CONSTRUC	425,000	12/09/2002	TL	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	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	2.042	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		449,340

TOTAL	2.960 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	3,370,700	2,982,400			
Infl1	AVG		BUILDING	94,700	83,800			
N_Index	AVG		DETACHED	18,700	17,900			
			OTHER	737,100	660,100			
			TOTAL	4,221,200	3,744,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24 X 28		672	35.32	17,800
SHF	L	0.90	F 0.60 7 X 11+ 5 X		107	14.78	900



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	5/18/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1915	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	124.606
NET AREA	988	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	147		21.77	3,200	CONDITION ELEM	CD
\$NLA(RCN)	\$126	OVERALL	0.540	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	147		37.79	5,555	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	988	1915	109.23	107,916	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		4,416.30	4,416	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		1,173.03	3,519	BATHS	A
				INT. FINISH	5	OTHER	1.00									HEAT	
				HEATING/COOLING	13	NONE	0.80									ELECT	
				FUEL SOURCE	8	NONE	1.00										
				USE	0		1.00										

(A)	7 WDK	21
(B)	7 OPA	21
(D)	BAS	28
		21
(C)	BAS	16
		25

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$94,700

Key: 10666

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.926

LEG  
LAND

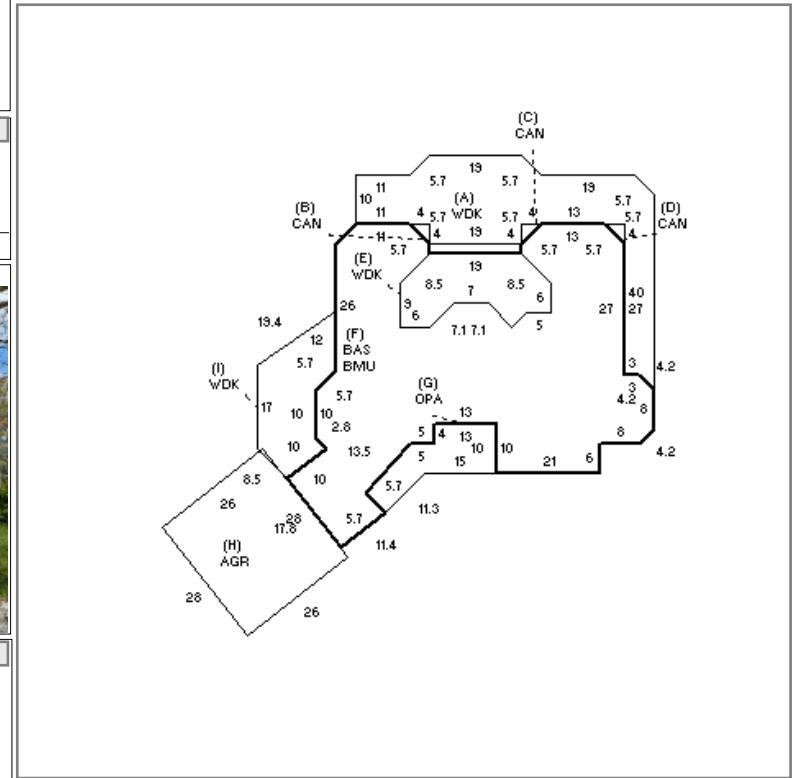
CURRENT OWNER		PARCEL ID	LOCATION		
CURTIS MARGARET E JR ETAL SCRAGGY NECK REAL ESTATE TR 1775 MASSACHUSETTS AVE UNIT 8 CAMBRIDGE, MA 02140		50.0-125-0	518-520 SCRAGGY NECK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE DWELLING			2	2 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	737,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/18/2021	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

B  
U  
I  
L  
D  
I  
N  
G

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	877,480	
NET AREA	2,987	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	1,759		27.26	47,942			
\$NLA(RCN)	\$294	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	B	CAN	N	CANOPY	8		19.78	158			
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	8		19.78	158			
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	D	CAN	N	CANOPY	8		19.78	158			
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02	F	BMU	N	BSMT UNFINISHED	2,987		35.09	104,809			
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	2,987	2001	209.82	626,744			
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	225		75.10	16,897			
FIXTURES	11	1.00		FUEL SOURCE	2	GAS	1.00	H	AGR	N	ATT GARAGE	729		74.18	54,077			
GARAGE CAPACITY	2	1.00		USE	0		1.00	F11	O		FPL 1S 1OP	1		10,231.00	10,231			
% BSMT FINISH	0	1.00						FIX	O		XTRA FIXTURES	6		2,717.45	16,305			
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2003 / 19	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$737,100	