

Key: 10667

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.927

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CURTIS MARGARET E JR ETAL SCRAGGY NECK REAL ESTATE TR 1775 MASSACHUSETTS AVE UNIT 8 CAMBRIDGE, MA 02140				50.0-126-0				514 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURTIS MARGARET E JR ETAL CURTIS MARGARET E				11/21/2005	F XX	100	20492-160 03862-0033				

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

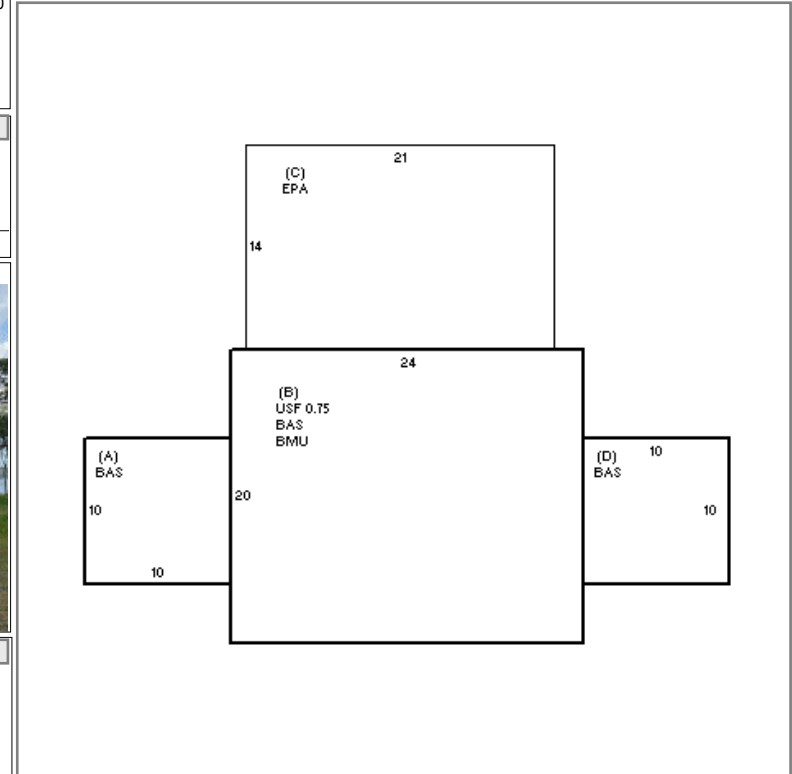
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	0.812	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		178,680

TOTAL	1.730 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	3,100,000	2,743,300			
Infl1	AVG		BUILDING	187,200	165,600			
N_Index	AVG		DETACHED	12,200	11,600			
			OTHER	0	0			
		TOTAL	3,299,400	2,920,500				

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	A 0.75	20 X 20		400	40.60	12,200

PHOTO 05/18/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/18/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,265
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	680	1940	215.65	146,641		
\$NLA(RCN)	\$237	OVERALL	1.030	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	480		48.12	23,099		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	360	1940	115.03	41,412		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	294		68.20	20,051		
				FLOOR COVER	2	SOFTWOOD	1.02	F	F11	O	FPL 1S 1OP	1		8,382.40	8,382		
				INT. FINISH	4	WALL BOARD	0.96	FIX	O		XTRA FIXTURES	3		2,226.47	6,679		
				HEATING/COOLING	7	FL/WALL UNIT	0.98										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$187,200