

Key: 10669

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.929

LEGAL

LAND

DETACHED

BUILDING

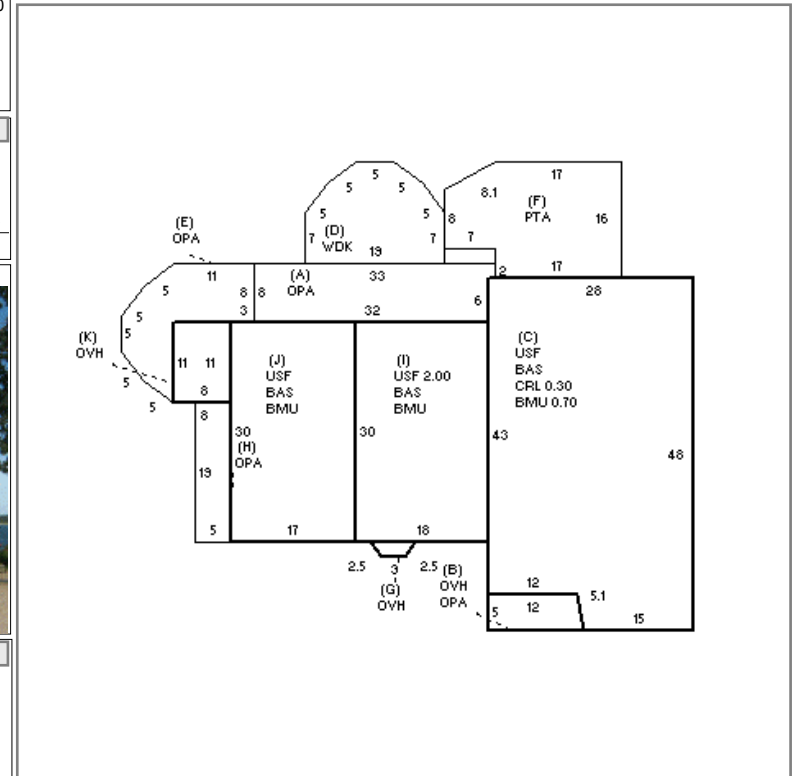
CURRENT OWNER		PARCEL ID	LOCATION		
SCRAGGY NECK I LLC C/O THE BOSTON FAMILY OFFICE 88 BROAD STREET 2ND FLOOR BOSTON, MA 02110		50.0-128-0	496 SCRAGGY NECK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SCRAGGY NECK I LLC		03/27/1997	QS	755,000	11146-57

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 %
10673	11/10/2010	12	CYCLICAL ADDITIONS	400,000	04/18/2018	DB	100 100
09065	03/10/2009	4	DETACH.STRUC		09/21/2015	TL	100 100
980027	01/20/1998	2	ADDITIONS	210,000	06/17/2009	TL	100 100
					09/10/1999	MWS	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	DCK	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	1.152	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		253,500

TOTAL	2.070 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE Chapter 91 License #99-9 Held in Perpetuity	LAND	3,174,800	2,809,400			
Infl1	DOCK		BUILDING	1,029,500	922,200			
N_Index	AVG		DETACHED	60,200	57,400			
			OTHER	0	0			
			TOTAL	4,264,500	3,789,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 22 X 22		484	38.49	14,000
SHF	A	1.00	A 0.75 8 X 10			0.00	
FLD	E	1.90	10 0.90 16X16		256	114.76	26,400
PPD	E	1.90	10 0.90 4X16		64	344.28	19,800



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2015	TL
MODEL	1		RESIDENTIAL	LIST	9/21/2015	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/21/2015	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,270,944
NET AREA	5,364	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	683		89.86	61,373		
\$NLA(RCN)	\$237	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	B	OVH	L	OVERHANG	63	1957	276.50	17,420		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,947		45.27	88,148		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CRL	N	BSMT CRAWL	385		52.31	20,138		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,332	1957	262.41	611,942		
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	1,282	1957	132.29	169,590		
				HEATING/COOLING	2	HOT WATER	1.02	D	WDK	N	WOOD DECK	224		39.54	8,857		
				FUEL SOURCE	1	OIL	1.00	F	PTA	N	PATIO	342		20.76	7,100		
				USE	0		1.00	+	OVH	L	OVERHANG	97	2011	276.52	26,822		
								+	USF	L	UPPER STORY FIN	1,590	2011	132.29	210,336		
								F21	O	FPL 2S 1OP	1		13,450.00	13,450			
								FIX	O	XTRA FIXTURES	11		3,251.64	35,768			

CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		\$1,029,500