

Key: 10670

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.930

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
NW HOLDINGS LLC 293R WASHINGTON ST NORWELL, MA 02061		50.0-129-0		490 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NW HOLDINGS LLC		02/29/2016	O	2,550,000	29480-140
TRIFF BEVERLY G		10/15/1991	XX		07712-00100


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 %
17087	02/08/2017	1	NEW CONSTRUC	710,500	06/20/2019	TL	100 100
16992	11/14/2016	1	NEW CONSTRUC	105,200	07/01/2021	TL	100 100
16728	08/29/2016	5	DEMOLITIONS	4,000	06/07/2017	BC	100 100
12441	06/29/2012	9	DECK	1,500	10/08/2014	TL	100 100
200361	06/08/2000	9	DECK	2,000	11/15/2000	TL	100 100

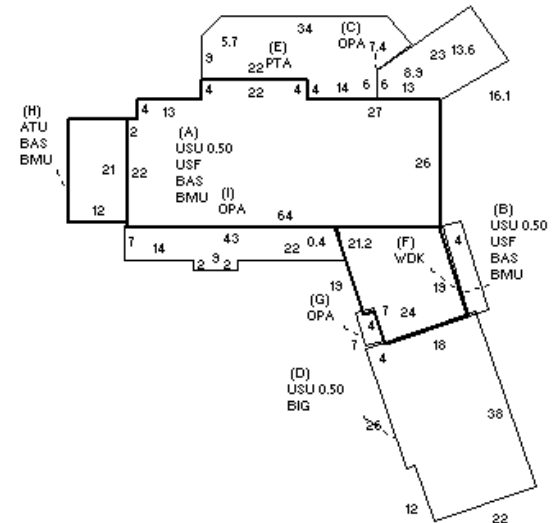
LAND

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	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	0.802	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		176,480

TOTAL	1.720 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	3,097,800	2,741,300			
Infl1	AVG		BUILDING	1,387,500	1,091,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	4,485,300	3,833,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/29/2020
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/14/2021	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/24/2023	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,370,959
NET AREA	4,612	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,432		42.57	103,520		
\$NLA(RCN)	\$297	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,432	2017	254.54	619,032		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,180	2017	134.11	292,362		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USU	N	UPPER STORY UNF	1,534		68.50	105,086		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	645		91.10	58,759		
				INT. FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	887		108.34	96,100		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	PTA	N	PATIO	560		21.05	11,787		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	76		68.11	5,176		
				USE	0		1.00	H	ATU	N	ATTIC UNF	252		65.42	16,487		
									FIX	O	XTRA FIXTURES	16		3,296.47	52,744		
									GFP	O	GAS FIREPLACE	1		9,906.60	9,907		

CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2017 / 5	
COND	2	2 %
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD		\$1,343,500

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.931

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
NW HOLDINGS LLC 293R WASHINGTON ST NORWELL, MA 02061						50.0-129-0				490 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	%	

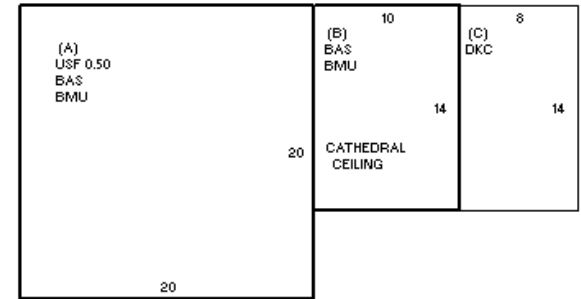
LAND

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	208,500	
Infl1		BUILDING			
N_Index		DETACHED			
		OTHER			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/29/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/14/2021	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/24/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	212,758
NET AREA	740	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	540		54.93	29,664		
\$NLA(RCN)	\$288	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	540	2017	259.13	139,932		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	200	2017	131.32	26,263		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	112		74.93	8,392		
				FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	1		8,506.60	8,507		
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	3	ELECTRIC	1.00										
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2017 / 5	
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$208,500