

Key: 10671

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.932

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION							
NORTHWEST COVE LLC C/O HOLLINGSWORTH VALENTINE & 8 TUBWRECK DR DOVER, MA 02030				50.0-130-0				484 SCRAGGY NECK RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
HOLLINGSWORTH VALENTINE & NORTHWEST COVE LLC				06/07/2023	F	1	35826-270								
				06/11/2021	QS	4,200,000	34198-78								
				06/27/2005	F	1	19976-95								
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	0.562	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50	123,670

TOTAL	1.480 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	N O T E	Chapter 91 License #93-2 Held in Perpetuity			LAND	3,045,000	2,694,700
Infl1	AVG		LAND	1,095,100	945,300			
N_Index	AVG		DETACHED	57,400	54,700			
			OTHER	205,500	181,900			
			TOTAL	4,403,000	3,876,600			

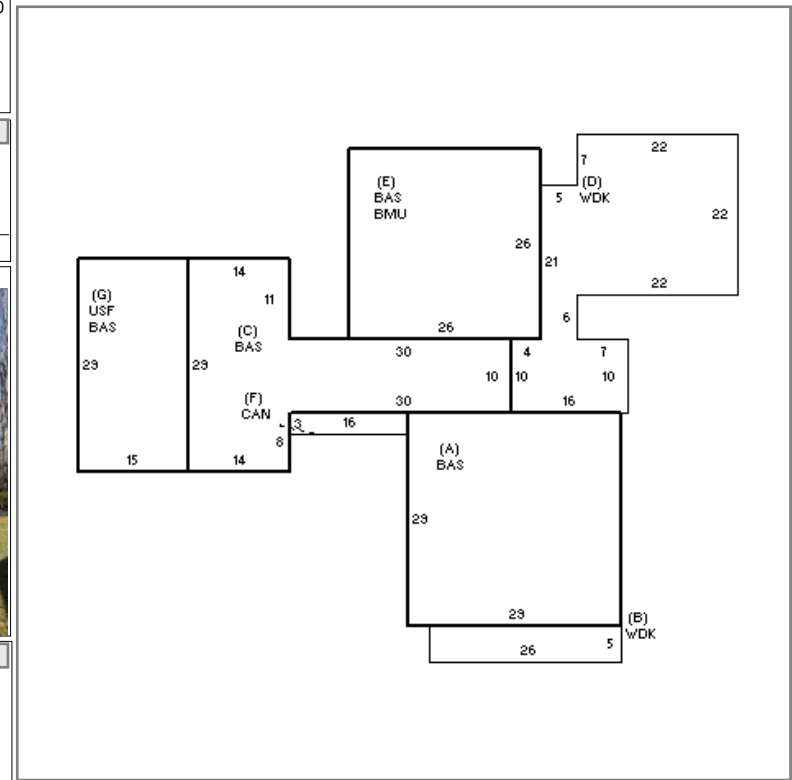
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	E	1.90	10 0.90	16X16	256	114.76	26,400
PPD	E	1.90	10 0.90	10X10	100	344.28	31,000



BUILDING	CD	ADJ	DESC	MEASURE	4/8/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/8/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/14/2023	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,093	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	2,658	1975	386.13	1,026,347
\$NLA(RCN)	\$437	OVERALL	1.180	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	879		50.16	44,088
				ROOF SHAPE	2	HIP	1.02	E	BMU	N	BSMT UNFINISHED	676		108.09	73,069
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	CAN	N	CANOPY	48		32.04	1,538
				FLOOR COVER	2	SOFTWOOD	1.02	G	USF	L	UPPER STORY FIN	435	1975	258.38	112,394
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		20,685.30	20,685	
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	9		5,000.62	45,006	
				FUEL SOURCE	1	OIL	1.00	JAC	O	JACUZZI	1		28,835.90	28,836	
				USE	0		1.00								

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	%
EXB-21-901	12/09/2021	15	INSULATE/WEA	5,741				
		12	CYCLICAL		04/18/2018	DB	100	100
03177	04/02/2003	3	ALT/RENO	55,000	06/22/2004	TL	100	100
950054	02/09/1995	3	ALT/RENO	7,500	07/10/1996	JC	100	100



TOTAL RCN	1,351,962
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$1,095,100

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.933

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
NORTHWEST COVE LLC C/O HOLLINGSWORTH VALENTINE & 8 TUBWRECK DR DOVER, MA 02030		50.0-130-0	484 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

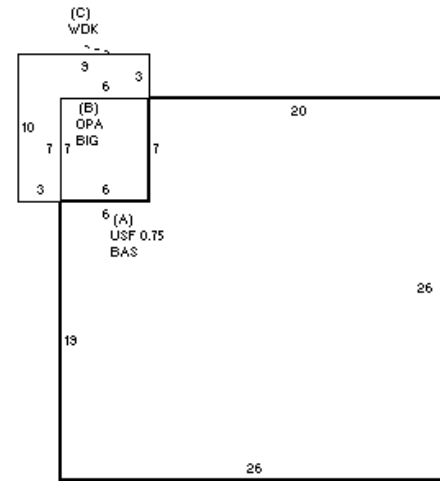
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	205,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/17/2021





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/8/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/8/2021	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	247,621				
NET AREA	1,110	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	634	1989	257.21	163,069	CONDITION ELEM	CD				
\$NLA(RCN)	\$223	OVERALL	0.910	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	476	1989	137.20	65,309	EXTERIOR	A				
				ROOF SHAPE	2	HIP	1.02	B	BIG	N	BUILT-IN GARAGE	42		135.59	5,695	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	42		101.60	4,267	KITCHEN	V				
				FLOOR COVER	2	SOFTWOOD	1.02	C	WDK	N	WOOD DECK	48		79.05	3,794	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00		WDK	N	WOOD DECK	100		54.87	5,487	HEAT	A				
				HEATING/COOLING	13	NONE	0.80									ELECT	A				
				FUEL SOURCE	8	NONE	1.00														
				USE	0		1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$205,500		