

Key: 10672

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.934

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KORB JOAN E & DONALD R TRS OF SCRAGGY NECK NOMINEE TRUST 10 BRIMMER ST BOSTON, MA 02108-1002				50.0-131-0				478 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KORB JOAN E & DONALD R TR KORB JOAN E				01/23/2007	F XX		1 21718-350 03291-0349				

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	%

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					2,921,320
300	A	0.522	15	1.00	100	1.00	100	1.00		BSP 13.50		114,870

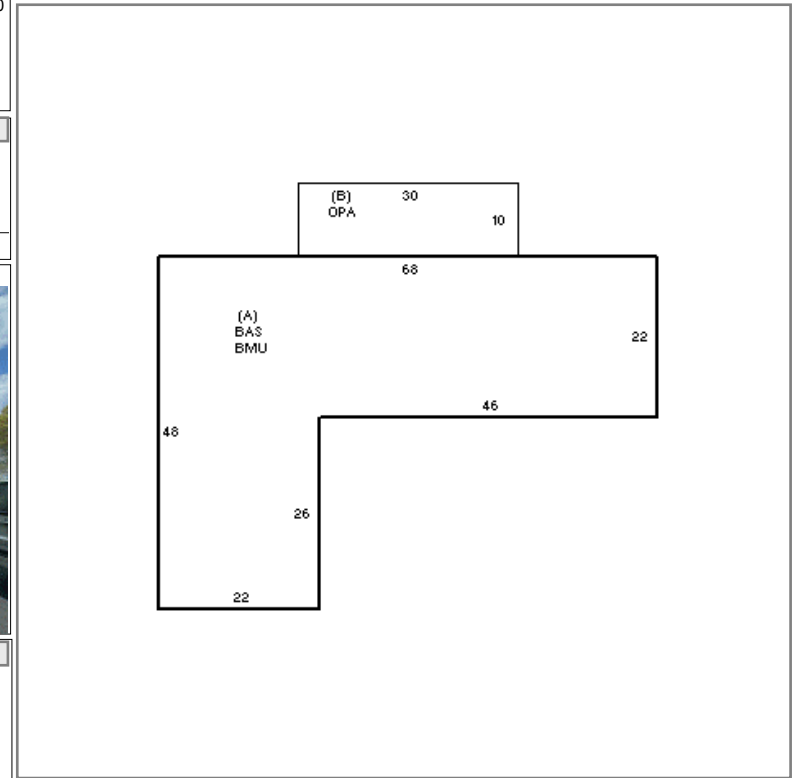
TOTAL	1.440 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE no chapter 91 license	LAND	3,036,200	2,686,900			
Infl1	DOCK		BUILDING	339,500	300,500			
N_Index	AVG		DETACHED	335,300	319,400			
			OTHER	205,900	184,500			
			TOTAL	3,916,900	3,491,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75		528	36.34	14,400
PPD	S	3.00	10 0.90		656	543.60	320,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/18/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1951	SIZE ADJ	1.005
NET AREA	2,068	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,068		28.59	59,122
A	BAS	L	BASE AREA	2,068	1951	171.00	353,620
B	OPA	N	OPEN PORCH	300		58.56	17,567
	F11	O	FPL 1S 1OP	1		7,977.50	7,978
	FIX	O	XTRA FIXTURES	4		2,118.75	8,475

TOTAL RCN	446,761	
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	\$339,500	

Key: 10672

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.935

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KORB JOAN E & DONALD R TRS OF SCRAGGY NECK NOMINEE TRUST 10 BRIMMER ST BOSTON, MA 02108-1002				50.0-131-0				478 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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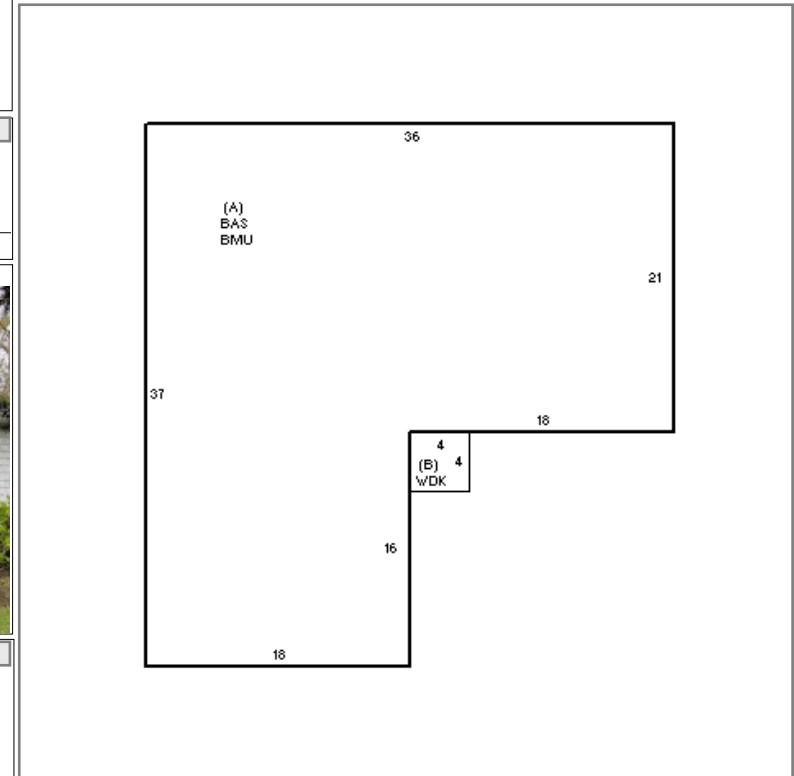
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	205,900	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	5/18/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.015
NET AREA	1,044	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	4	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,044		38.86	40,572
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,044	1988	204.59	213,590
ROOF SHAPE	2	HIP	1.02	B	WDK	N	WOOD DECK	16		75.27	1,204
ROOF COVER	2	WOOD SHINGLES	1.02		F11	O	FPL 1S 1OP	1		8,545.20	8,545
FLOOR COVER	1	HARDWOOD	1.02								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	263,912
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$205,900