

Key: 10675

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.939

LEGAL

LAND


DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SNR LLC 45 BRAINTREE HILL OFFICE PARK SUITE 300 BRAINTREE, MA 02184				50.0-134-0				464 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SNR LLC				10/22/2018	F	100	31608-151				
IX ROBERT F & KATHLEEN F				11/30/2017	O	2,550,000	30930-166				
HOFFMAN ROBERT S III & CH				08/08/1990	F	1	7254-64				

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		13.50	BSP		2,921,320
300	A	0.452	15	1.00	100 1.00	100	1.00		13.50	BSP		99,460

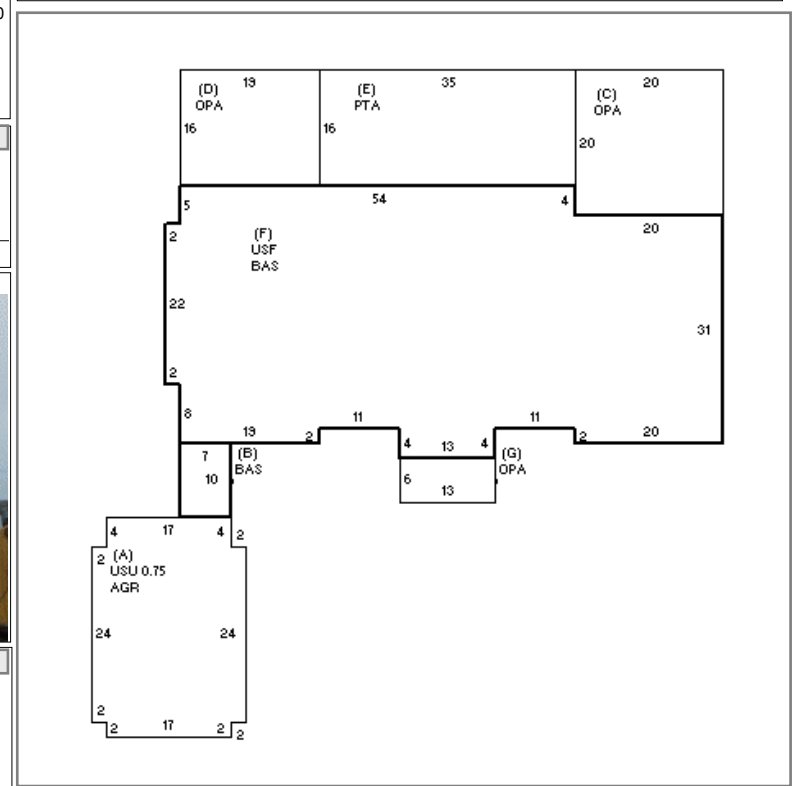
TOTAL	1.370 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE Chapter 91 License #89-2 Expires 2091	LAND	3,020,800	2,673,300			
Infl1	DOCK		BUILDING	1,817,800	1,608,700			
N_Index	AVG		DETACHED	117,400	111,800			
			OTHER	287,800	254,700			
			TOTAL	5,243,800	4,648,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PPD	E	1.90	10 0.90		324	344.28	100,400	05/11/2020 
FLD	E	1.90	10 0.90		165	114.76	17,000	

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2020	RP
MODEL	1		RESIDENTIAL	LIST	5/11/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/23/2020	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,817,801	
NET AREA	5,142	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	606		132.63	80,375			
\$NLA(RCN)	\$354	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	USU	N	UPPER STORY UNF	455		106.86	48,621			
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	2,606	2019	375.17	977,687	EXTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASP/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	782		134.27	104,999			INTERIOR	A
ROOMS	12	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	PTA	N	PATIO	560		31.02	17,374			KITCHEN	A
BEDROOMS	5	1.00	INT. FINISH	2	DRYWALL	1.00	F	USF	L	UPPER STORY FIN	2,536	2019	197.67	501,289			BATHS	A
BATHROOMS	5	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	18		4,858.71	87,457			BATHS	A
FIXTURES	23	1.00	FUEL SOURCE	2	GAS	1.00											HEAT	A
GARAGE CAPACITY	0	1.00	USE	0		1.00											ELECT	A
% BSMT FINISH	0	1.00																
# OF HALF BATHS	2	1.00																
# OF UNITS	1	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	%
H752	09/24/2020	1	NEW CONSTRUC				100	100
19283	04/16/2019	2	ADDITIONS	200,000	05/11/2020	RP	100	100
18953	10/31/2019	1	NEW CONSTRUC	950,000	05/11/2020	RP	100	100
18526	06/14/2018	5	DEMOLITIONS	10,000	08/15/2018	TL	100	100
		12	CYCLICAL		04/18/2018	DB	100	100



BLDG COMMENTS

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,817,800

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.940

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SNR LLC 45 BRAINTREE HILL OFFICE PARK SUITE 300 BRAINTREE, MA 02184				50.0-134-0				464 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	287,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

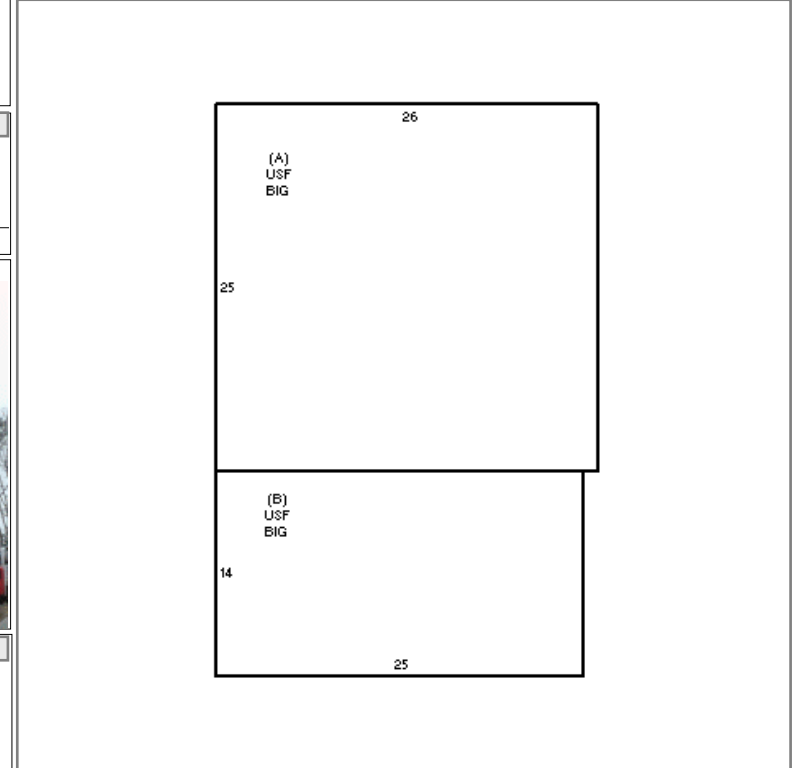
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/11/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2020	RP
MODEL	1		RESIDENTIAL	LIST	5/11/2020	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	12/23/2020	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	2019	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	287,850
NET AREA	1,000	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	650		113.78	73,956	CONDITION ELEM	CD
\$NLA(RCN)	\$288	OVERALL	0.760	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,000	2019	166.08	166,082		
				ROOF SHAPE	3	GAMBREL	1.00	B	BIG	N	BUILT-IN GARAGE	350		136.60	47,811	INTERIOR	A
				ROOF COVER	2	WOOD SHINGLES	1.02									KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A
				INT. FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	12	OTHER	1.00									ELECT	A
				FUEL SOURCE	7	OTHER	1.00										
				USE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		3	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		5	1.00														
GARAGE CAPACITY		2	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	2021 / 1
																COND	1 1 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$287,800