

Key: 10676

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.941

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RET REALTY TRUST PO BOX 301 CATAUMET, MA 02534				50.0-135-0				460 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RET REALTY TRUST				04/07/2017	F		30407-206				
RET REALTY TRUST				02/02/2017	F		30277-71/73				
REAMAN KAREN T TR OF				02/12/2008	F	1	22662-329-30				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08133	04/11/2008	4	DETACH.STRUC	19,000	11/03/2008	TL	100	100
07595	10/01/2007	2	ADDITIONS	60,000	11/05/2008	TL	100	100
07446	07/26/2007	2	ADDITIONS	308,000	11/05/2008	TL	100	100

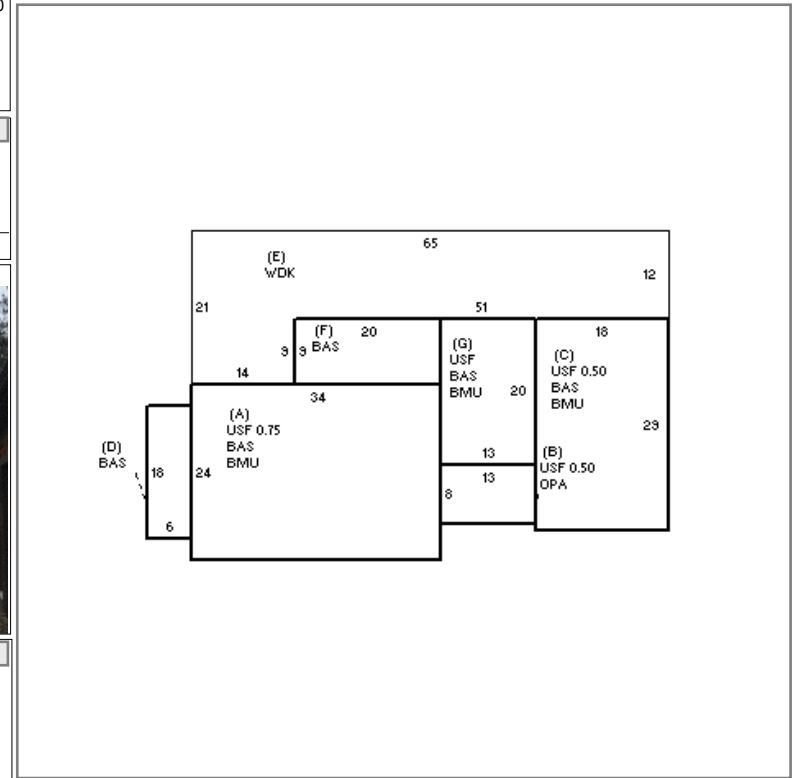
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	0.322	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		70,860

TOTAL	1.240 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	2,992,200	2,648,000
Infl1	AVG			BUILDING	651,100	576,100			
N_Index	AVG			DETACHED	31,500	30,000			
				OTHER	88,300	79,100			
						TOTAL	3,763,100	3,333,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	11 X 15	165	19.14	2,800
GFU	G	1.20	G 0.80	24 X 28	2007	49.32	26,500
CPD	G	1.20	G 0.80	12 X 22	2007	10.20	2,200



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/26/2017	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1946	SIZE ADJ	0.995
NET AREA	3,071	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	18	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,598		37.38	59,736
+	BAS	L	BASE AREA	1,076	1946	207.25	222,998
+	USF	L	UPPER STORY FIN	924	1946	121.65	112,409
B	OPA	N	OPEN PORCH	104		80.29	8,350
C	USF	L	UPPER STORY FIN	261	2007	121.66	31,752
+	BAS	L	BASE AREA	810	2007	207.25	167,870
E	WDK	N	WOOD DECK	906		24.99	22,644
	PTA	N	PATIO	100		17.03	1,703
	F22	O	FPL 2S ZOP	1		10,789.70	10,790
	FIX	O	XTRA FIXTURES	13		2,491.91	32,395
	GFP	O	GAS FIREPLACE	1		7,488.80	7,489
	WPL	O	WHIRLPOOL	1		7,183.40	7,183

TOTAL RCN	685,318	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2014 / 8	
COND	5	5 %
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD	\$651,100	

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

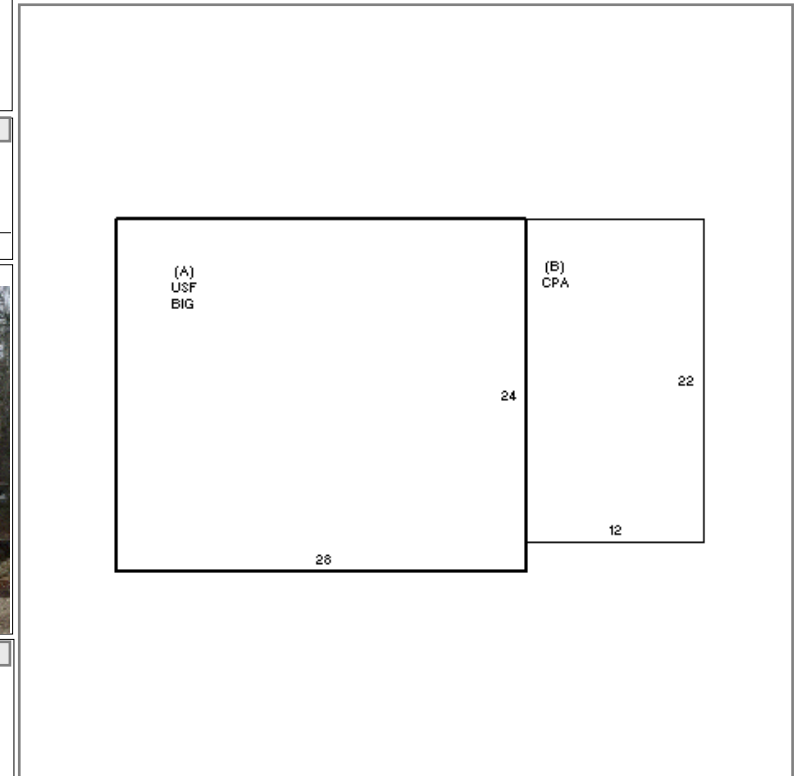
LAND

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	88,300	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/26/2017	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2007	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	99,263		
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	672		58.45	39,278	CONDITION ELEM	CD		
\$NLA(RCN)	\$148	OVERALL	0.740	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	672	2007	86.18	57,910	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	CPA	N	CAR PORT	264		7.86	2,076	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		1	1.00																
BEDROOMS		0	1.00																
BATHROOMS		0	1.00																
FIXTURES		0	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	2008 / 14	
																	COND	11 11 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	11 % GD 89	
																	RCNLD	\$88,300	