

Key: 10680

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.946

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
HOFFSTEIN GORDON B & JOANNA TR SWEETWATER REALTY TRUST PO BOX 720 CATAUMET, MA 02534		50.0-139-0		438 SCRAGGY NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOFFSTEIN GORDON B & JOAN		07/28/2017	O	2,762,500	30656-307
BARRY KEVIN M &		09/04/1996	QS	757,500	10373-180
FISH JOHN P &		07/21/1995	A	600,000	N/A-N/A

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18228-A	03/29/2018	12	CYCLICAL		04/12/2018	DB	100 100
18228-B	03/29/2018	5	DEMOLITIONS		06/06/2019	RP	100 100
		1	NEW CONSTRUC	2,500,000	07/01/2021	RP	100 100
		3	ALT/RENO	39,500	06/30/2017	MLS	100 100
970037	01/22/1997	3	ALT/RENO	30,000	02/03/1998	JC	100 100

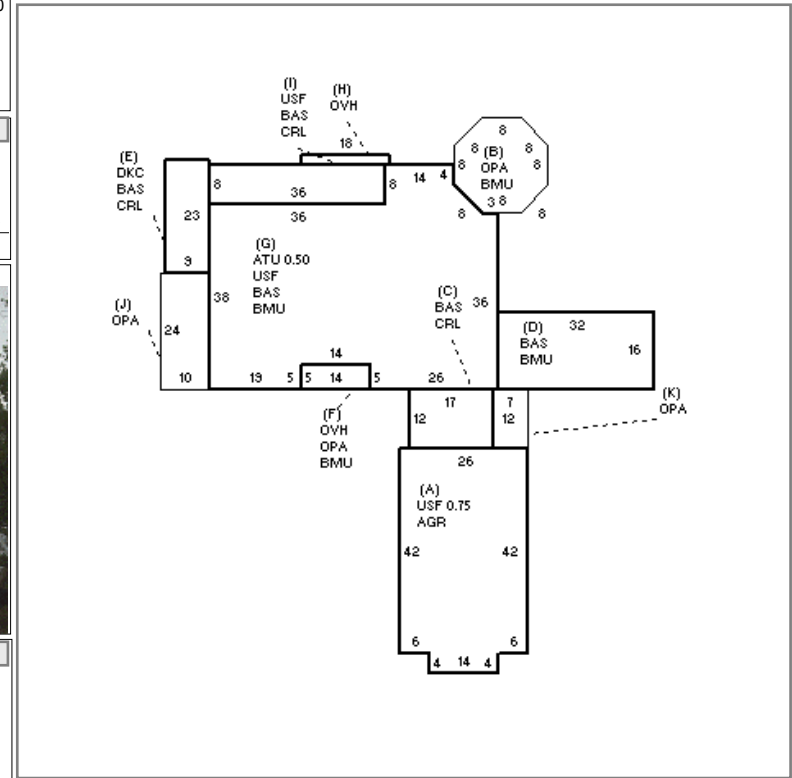
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	15	1.00	DCK 1.00	100	1.00					
300	A	0.192	15	1.00	100	1.00	100	1.00		BSP 13.50		2,921,320
						220,050	1.00	A	1.00	BSP 13.50		42,250

TOTAL	1.110 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	N O T E	Chapter 91 License #76-46 Expires 2094			LAND	2,963,600	2,622,800
Infl1	DOCK		BUILDING	2,860,800	2,556,900			
N_Index	AVG		DETACHED	137,900	131,500			
			OTHER	0	0			
					TOTAL	5,962,300	5,311,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	E	1.90	10 0.90		256	114.76	26,400
PPD	E	1.90	10 0.90		360	344.28	111,500



BLDG COMMENTS



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YEAR BLT	2018	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,889,663
NET AREA	7,034	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	1,148		127.38	146,227	CONDITION ELEM CD	
\$NLA(RCN)	\$411	OVERALL	1.190	+ USF	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	3,433	2018	200.02	686,658	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	BMU	N	BSMT UNFINISHED	3,175		63.48	201,559	INTERIOR	A
STORIES	3	1.00		ROOF COVER	2	WOOD SHINGLES	1.02	+	CRL	N	BSMT CRAWL	699		59.30	41,453	KITCHEN	A
ROOMS	10	1.00		FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	3,495	2018	379.62	1,326,785	BATHS	A
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	E	DKC	N	DECK-COMPOSITE	207		144.95	30,005	HEAT	A
BATHROOMS	4	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03	G	ATU	N	ATTIC UNF	1,142		92.20	105,288	ELECT	A
FIXTURES	23	1.00		FUEL SOURCE	2	GAS	1.00	+	OVH	L	OVERHANG	106	2018	418.10	44,318		
GARAGE CAPACITY	4	1.00		USE	0		1.00	+	OPA	N	OPEN PORCH	703		135.87	95,514		
% BSMT FINISH	0	1.00							BGF	N	BSMT GOOD FINIS	1,000		103.02	103,024	EFF.YR/AGE	2019 / 3
# OF HALF BATHS	3	1.00							F21	O	FPL 2S 1OP	1		20,336.50	20,337	COND	2 2 %
# OF UNITS	1	1.00							FIX	O	XTRA FIXTURES	18		4,916.42	88,496	FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$2,860,800