

Key: 10681

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.947

LEGAL LAND

CURRENT OWNER										PARCEL ID				LOCATION			
FLATLEY PATRICIA A TRS 432 SCRAGGY NK RD NOM TRUST 45 BRAINTREE HILL OFFICE PK SUITE 300 BRAintree, MA 02184										50.0-140-0				432 SCRAGGY NECK RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
FLATLEY PATRICIA A TRS 43										12/18/2020	F	10	33586-21				
FLATLEY PATRICIA A										10/31/2013	QS	1,650,000	27796-229				
AITKEN HAROLD PETER ETUX										03/23/2011	F	1	25335-25				

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	%
18218	03/28/2018	2	ADDITIONS	210,000	07/01/2021	TL	100	100
12152	03/12/2012	15	INSULATE/WEA	1,800	04/04/2012		100	100
11103	03/18/2011	2	ADDITIONS	67,000	06/18/2012	TL	100	100
09561	11/05/2009	14	SOLAR	5,000	01/29/2010	TL	100	100
03293	05/15/2003	2	ADDITIONS	65,000	06/02/2004	TL	100	100

LAND

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	1.00	BSP	13.50	2,921,320
300	A	0.372	15	1.00	100	1.00	100	1.00	1.00	BSP	13.50	81,860

TOTAL	1.290 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	3,003,200	2,657,800
Infl1	AVG		BUILDING	1,165,200	987,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	4,168,400	3,645,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2020	RP
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/1/2021	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2001	SIZE ADJ	0.980
NET AREA	4,727	DETAIL ADJ	1.000
\$NLA(RCN)	\$247	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,028		45.24	91,743
+	USF	L	UPPER STORY FIN	1,488	2001	136.40	202,968
+	BAS	L	BASE AREA	1,249	2001	270.58	337,951
+	WDK	N	WOOD DECK	81		69.27	5,611
+	BAS	L	BASE AREA	812	2018	270.58	219,708
+	OPA	N	OPEN PORCH	107		108.03	11,559
+	USF	L	UPPER STORY FIN	1,178	2018	136.40	160,683
J	BIG	N	BUILT-IN GARAGE	665		116.11	77,212
L	PTA	N	PATIO	396		21.41	8,478
	F31	O	FPL 3S 1OP	1		15,779.90	15,780
	FIX	O	XTRA FIXTURES	10		3,352.78	33,528

TOTAL RCN	1,165,221
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$1,165,200
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