

Key: 10686

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.952

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LAND

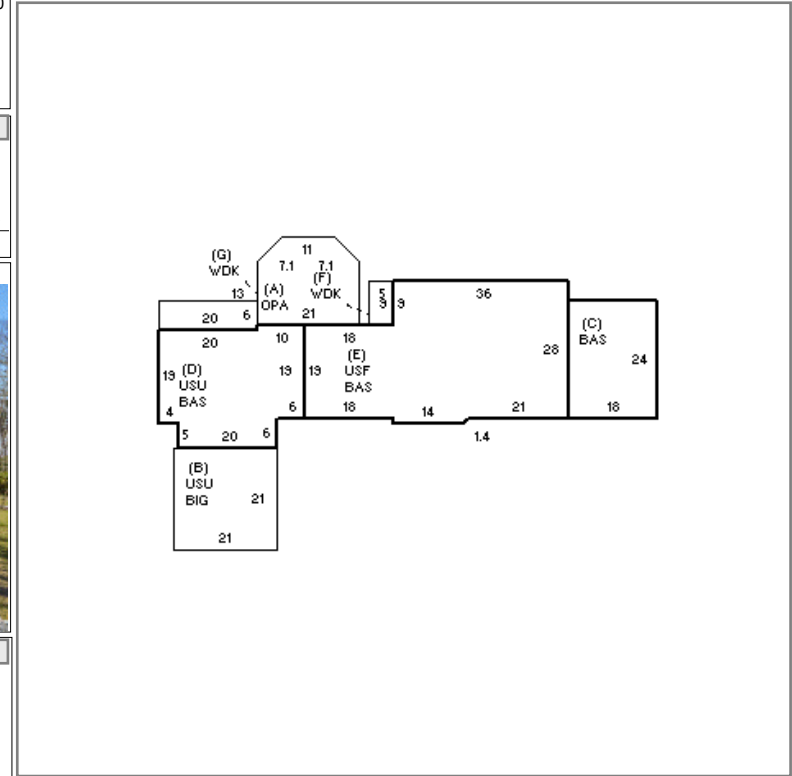
CURRENT OWNER				PARCEL ID				LOCATION			
MASTROIANNI NOREEN 9 SOUTH BARN ROAD HOPKINTON, MA 01748				50.0-145-0				410 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASTROIANNI NOREEN				11/30/2018	QS	2,400,000	31699-30				
STELLING VALERIE C & JOHN				06/02/1992	XX		8048-069				

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	%
181096	12/19/2018	15	INSULATE/WEA	12,000			100	100
...		12	CYCLICAL		04/12/2018	DB	100	100
950127	03/29/1995	2	ADDITIONS	125,000	12/04/1996	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	3,181,950	1.00	A	1.00	BSP 13.50	2,921,320
325	A	0.862	15	1.00	100	1.00	100	76,950	1.00	A	1.00	BSP 13.50	66,330

TOTAL	1.780 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE Chapter 91 License #77-4 Expires 2092	LAND	2,987,700	2,644,000			
Infl1	DOCK		BUILDING	572,500	506,700			
N_Index	AVG		DETACHED	28,800	27,400			
			OTHER	0	0			
			TOTAL	3,589,000	3,178,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	A	1.00	10 0.90 16X16		256	60.40	13,900
PPD	E	1.90	10 0.90 3X16		48	344.28	14,900



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/16/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/16/2019	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1920	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	753,327		
NET AREA	3,836	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	120		75.47	9,057	CONDITION ELEM	CD		
\$NLA(RCN)	\$196	OVERALL	1.010	EXT COVER	3	ALUMINUM	1.00	B	BIG	N	BUILT-IN GARAGE	441		86.24	38,030	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USU	N	UPPER STORY UNF	1,115		48.68	54,274	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	2,471	1920	180.86	446,916	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	1,365	1920	114.35	156,092	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	398		23.49	9,350	HEAT	A		
				HEATING/COOLING	14	PARTIAL HEAT	0.99		CPC	O	CAPE CELLAR	1		4,153.20	4,153	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,688.90	9,689				
				USE	0		1.00		FIX	O	XTRA FIXTURES	11		2,342.36	25,766				
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$572,500