Key: 10689

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,955

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CIBOTTI THOMAS M **300 PIER 4 BLVD -6G** **BOSTON, MA 02210**	**50.0-148-0**	**394 SCRAGGY NECK RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CIBOTTI THOMAS M	03/23/2010	O	1,100,000	24437-19
TEPLOW THEODORE H TR OF	07/14/1989	QS	500,000	21295-273

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	%
		13	OTHER		08/05/2016	TL	100	100
11234	05/10/2011	8	POOL	30,000	08/08/2013	DB	100	100
10388	07/02/2010	1	NEW CONSTRUC	926,280	04/29/2011	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	10 0.90	100 1.00	2,863,755	1.00	A 1.00	BSP 13.50			2,629,180
325	A	0.542	15 1.00	100 1.00	100 1.00	76,950	1.00	A 1.00	BSP 13.50			41,710

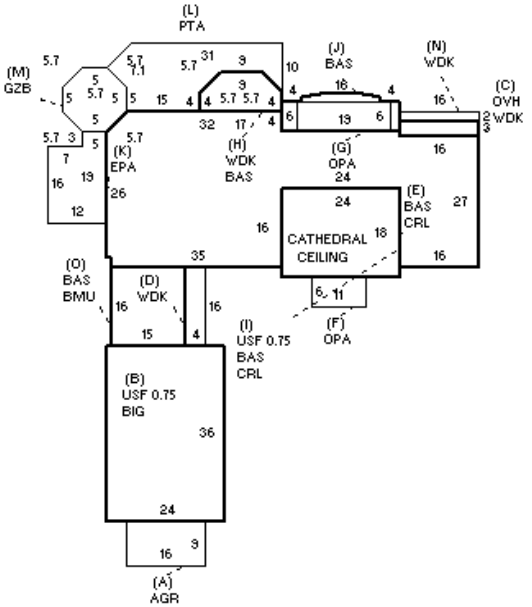
TOTAL	1.460 Acres	ZONING	1	FRNT	0
Nbhd	SCRAG NCK	NOTE	Waterfront on Hospital Cove; views of Bassetts Island		
Infl1	10 % BAD				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	2,670,900	2,363,700
BUILDING	1,029,900	973,500
DETACHED	38,000	34,200
OTHER	0	0
TOTAL	**3,738,800**	**3,371,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E 1.90	10 0.90	20 X 40	2011	800	48.88	35,200
PTD	E 1.90	50 0.50	5X50 + 12X50		850	6.70	2,800

PHOTO 06/26/2017



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/20/2019	RP
LIST	3/20/2019	RP
REVIEW	10/23/2023	RP

BLDG COMMENTS

YEAR BLT	2010	SIZE ADJ	0.980
NET AREA	4,918	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
FIXTURES	17	1.00
GARAGE CAPACITY	3	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	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	144		109.97	15,835
B	BIG	N	BUILT-IN GARAGE	864		89.79	77,577
+	USF	L	UPPER STORY FIN	2,045	2010	111.14	227,289
+	WDK	N	WOOD DECK	264		33.22	8,771
C	OVH	L	OVERHANG	48	2010	232.33	11,152
+	CRL	N	BSMT CRAWL	2,294		20.57	47,190
+	OPA	N	OPEN PORCH	180		83.85	15,092
+	BAS	L	BASE AREA	2,825	2010	210.95	595,921
K	EPA	N	ENCLOSED PORCH	207		83.68	17,322
L	PTA	N	PATIO	344		17.44	6,001
M	GZB	N	GAZEBO	137		92.75	12,706
O	BMU	N	BSMT UNFINISHED	240		78.75	18,900
	F11	O	FPL 1S 1OP	1		10,285.70	10,286
	F21	O	FPL 2S 1OP	2		11,300.35	22,601
	FIX	O	XTRA FIXTURES	12		2,731.88	32,783

TOTAL RCN	1,119,425
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	$1,029,900