Key: 10693

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,959

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KINGSBURY JOHN M & EDWARD P KINGSBURY TR E P KINGSBURY TR 180 MAIN ST APT B202 WALPOLE, MA 02081	50.0-152-0	370 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KINGSBURY JOHN M & EDWARD	07/26/2000	F		13146-285
KINGSBURY JOHN M &		XX		01045-0411

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	%
16880	10/11/2016	3	ALT/RENO	21,000			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	3,181,950	1.00	A	1.00	BSP	13.50			2,921,320
325	A	0.182	15	1.00	100	1.00	100	1.00	76,950	1.00	A	1.00	BSP	13.50			14,000

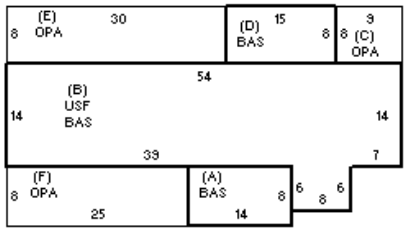
TOTAL	1.100 Acres	ZONING	1	FRNT	0
Nbhd	SCRAG NCK	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	2,935,300	2,597,800
BUILDING	119,400	105,700
DETACHED	13,100	12,400
OTHER	0	0
TOTAL	**3,067,800**	**2,715,900**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30	0.70	18 X 22		396	40.60	11,300
SHF	A	1.00	A	0.75	12 X 12		144	16.42	1,800

PHOTO 05/18/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/18/2021	TL
LIST	5/18/2021	EST
REVIEW	5/18/2021	TL

YEAR BLT	1905	SIZE ADJ	1.010
NET AREA	1,840	DETAIL ADJ	1.000
$NLA(RCN)	$95	OVERALL	0.540

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	5	OTHER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,036	1905	104.70	108,468
B	USF	L	UPPER STORY FIN	804	1905	58.71	47,205
+	OPA	N	OPEN PORCH	512		32.10	16,434
	F21	O	FPL 2S 1OP			0.00	
	FIX	O	XTRA FIXTURES	3		1,161.53	3,485

TOTAL RCN	175,591
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	
ELECT	O

EFF.YR/AGE	1987 / 35		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$119,400