

Key: 10700

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.966

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DAWLEY JOHN C & SARAH P TRS JC DAWLEY 19 & SP DAWLEY 19 TR 24 BLACK BIRCH LANE CONCORD, MA 01742				50.0-159-0				276 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAWLEY JOHN C & SARAH P T				05/27/2021	F	1	34155-305				
DAWLEY JOHN C & SARAH P				02/14/2018	T	1,250,000	31082-299				
CLARK MARGARET C ETALS TR				12/24/1996	XX		10540-223				

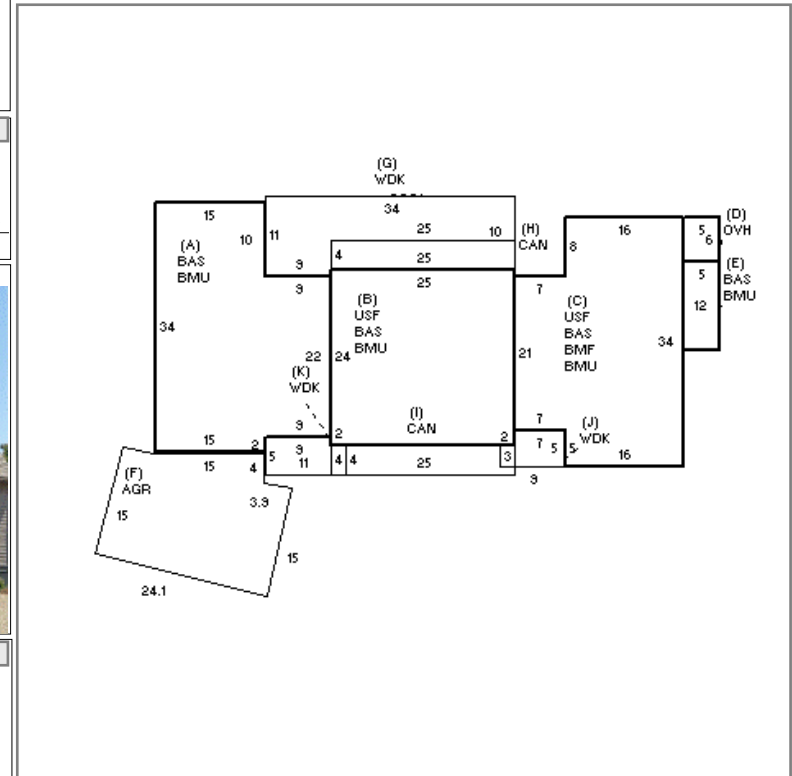
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1	of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-49	06/15/2020	14	SOLAR	10,822			100	100
H350	05/18/2020	1	NEW CONSTRUC		06/07/2021	TL	100	100
20174	02/20/2020	1	NEW CONSTRUC	750,000	01/28/2021	TL	100	100
		1	NEW CONSTRUC		01/13/2020	TL	100	100
19996	10/22/2019	5	DEMOLITIONS	50,000	01/13/2020	TL	100	100

TOTAL	34,282 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	Chapter 91 license #77-13; #77-13B & #77-13C Held in Perpetuity; shared 270 B31242 P186 & 249 B31242 P195			LAND	1,887,700	1,670,700
Infl1	AVG		BUILDING	1,077,500	953,400			
N_Index	AVG		DETACHED	177,200	168,600			
			OTHER	0	0			
			TOTAL	3,142,400	2,792,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	A	1.00	40 0.60		1	16,668.40	10,000
WDK	A	1.00	A 0.75 8 X 8		64	18.30	900
PPD	E	1.90	10 0.90 97X3+5X15		366	344.28	113,400
FLD	E	1.90	10 0.90 8X16(2)+16X1		512	114.76	52,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2021	TL
MODEL	1		RESIDENTIAL	LIST	6/7/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/7/2021	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,077,505	
NET AREA	3,380	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,059		46.70	96,161	CONDITION ELEM	CD	
\$NLA(RCN)	\$319	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,059	2020	279.34	575,153	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,291	2020	168.98	218,157	INTERIOR	A
STORIES	2	1.00	ROOF COVER	2	WOOD SHINGLES	1.02	C	BMF	N	BSMT FINISH	691		71.21	49,209	KITCHEN	A		
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	OVH	L	OVERHANG	30	2020	294.35	8,830	BATHS	A		
BEDROOMS	5	1.00	INT. FINISH	1	PLASTER	1.00	F	AGR	N	ATT GARAGE	390		113.44	44,243	BATHS	A		
BATHROOMS	4	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	+	WDK	N	WOOD DECK	443		34.72	15,379	HEAT	A		
FIXTURES	20	1.00	FUEL SOURCE	2	GAS	1.00	H	CAN	N	CANOPY	100		20.67	2,067	ELECT	A		
GARAGE CAPACITY	1	1.00	USE	0		1.00	I	CAN	N	CANOPY	100		20.67	2,067				
% BSMT FINISH	0	1.00						F21	O	FPL 2S 1OP	1		14,317.60	14,318	EFF.YR/AGE	2021 / 1		
# OF HALF BATHS	1	1.00						FIX	O	XTRA FIXTURES	15		3,461.31	51,920	COND	1 1 %		
# OF UNITS	1	1.00													FUNC	0		
															ECON	0		
															DEPR	0 % GD 100		
															RCNLD	\$1,077,500		