

Key: 10705

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.971

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
MAHONY GAE & CONNAUGHT TRS MAHONY NOMINEE TRUST 3 STRONG PL BOSTON, MA 02114		50.0-164-0	263 SCRAGGY NECK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MAHONY GAE & CONNAUGHT T MAHONY GAE &		04/26/2007	F XX	1	21971-265 05119-00275

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	10,700	14	1.00	100	1.00	100	1.00	2,144,870	2.94	A	1.00	BSP	9.10					1,550,770

TOTAL	10,716 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	1,550,800	1,372,500			
Infl1	AVG		BUILDING	195,700	173,100			
N_Index	AVG		DETACHED	12,700	12,100			
			OTHER	0	0			
		TOTAL		1,759,200	1,557,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	DATE
DGF	A	1.00	A 0.75	20 X 22		440	38.49	12,700	09/03/2008



BUILDING	CD	ADJ	DESC	MEASURE	9/3/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/3/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/8/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1938	SIZE ADJ	1.015
NET AREA	1,070	DETAIL ADJ	1.000
\$NLA(RCN)	\$241	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	1	1.75	1.00
ROOMS	5		1.00
BEDROOMS	2		1.00
BATHROOMS	1		1.00
FIXTURES	8		1.00
GARAGE CAPACITY	0		1.00
% BSMT FINISH	0		1.00
# OF HALF BATHS	1		1.00
# OF UNITS	1		1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	710	1938	224.02	159,056
B	CRL	N	BSMT CRAWL	480		27.90	13,392
B	USF	L	UPPER STORY FIN	360	1938	119.50	43,021
C	WDK	N	WOOD DECK	526		23.20	12,202
D	OPA	N	OPEN PORCH	28		88.48	2,477
E	ASH	N	ATT SHED	12		26.97	324
F22	O		FPL 2S 2OP	2		10,014.45	20,029
FIX	O		XTRA FIXTURES	3		2,312.93	6,939

TOTAL RCN	257,440	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE		1995 / 27
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		\$195,700

