

Key: 10707

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.973

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CARTER COCOA A ETALS TRS OF CARTER FAMILY CATAUMET RLTY TR 136 APPLETON ST CAMBRIDGE, MA 02138				50.0-166-0				273 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CARTER COCOA A ETALS TRS				12/31/2002	F	1 16173-237		1 16173-237			
CARTER COCOA A ETALS TRS				12/31/2002	F	1 16173-233		1 16173-233			
CARTER JOHN A ETALS				11/25/1997	A	1 11082-167		1 11082-167			

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	%
950090	03/09/1995	3	ALT/RENO	10,000	02/13/1996	JC	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	14	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10	1,969,180
300	A	0.182	14	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10	27,000

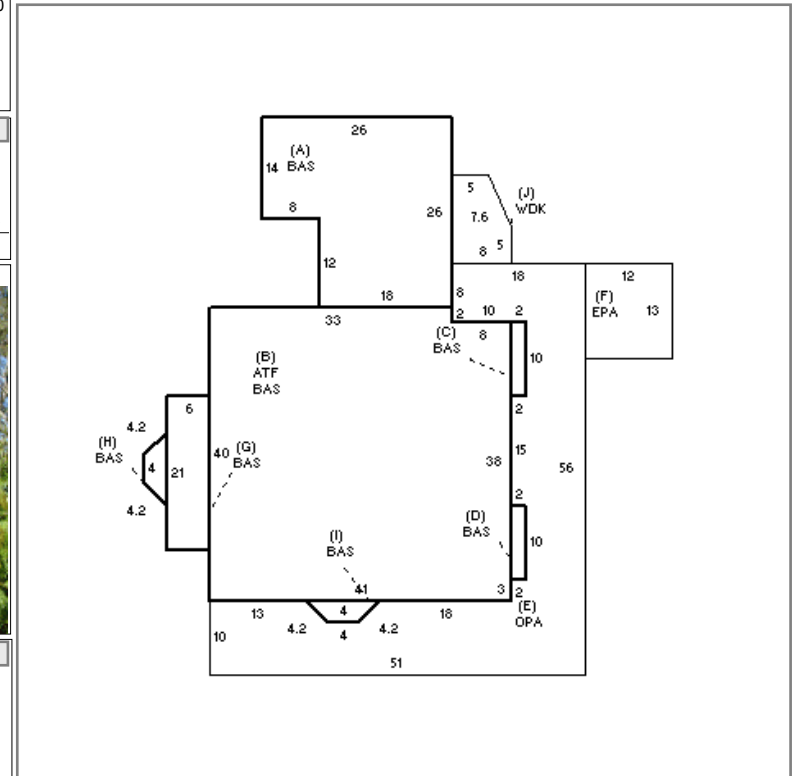
TOTAL	1.100 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N O T E	WATERFRONT			LAND	1,996,200	1,766,600
Infl1	AVG			LAND	523,000	463,000			
N_Index	AVG			DETACHED	11,700	11,100			
							OTHER	0	0
							TOTAL	2,530,900	2,240,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 18 X 20		360	40.60	11,700



BUILDING	CD	ADJ	DESC	MEASURE	9/8/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/8/2008	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/10/2008	KEO
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1909	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	670,565		
NET AREA	2,412	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	2,412	1909	189.06	456,009	CONDITION ELEM	CD		
\$NLA(RCN)	\$278	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	ATF	N	ATTIC FINISH	1,624		67.44	109,519	EXTERIOR	G		
				ROOF SHAPE	2	HIP	1.02	E	OPA	N	OPEN PORCH	973		67.66	65,836	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	EPA	N	ENCLOSED PORCH	156		84.84	13,236	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.02	J	WDK	N	WOOD DECK	86		50.59	4,351	BATHS	A		
				INT. FINISH	5	OTHER	1.00	F12	O	FPL 1S 2OP	1		9,680.60	9,681	BATHS	A			
				HEATING/COOLING	6	GRAVITY	0.98	FIX	O	XTRA FIXTURES	3		2,448.53	7,346	HEAT	A			
				FUEL SOURCE	1	OIL	1.00	MST	O	MAS/METAL STACK	1		4,588.50	4,589	ELECT	A			
				USE	0		1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$523,000