**Key: 10717**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,984

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WATSON JEANNIE & ROBERT WATSON<br>JR TRS WATSON SCRAGGY NECK TR<br>5400 NEW KENT RD<br>RICHMOND, VA 23325 | 51.0-2-0 | 250 SCRAGGY NECK RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WATSON JEANNIE & ROBERT W | 07/14/2020 | F | 1 | 33071-12 |
| WATSON PETER T & JOANNE T | 02/06/2018 | F | 1 | 31069-11 |
| SPIEVACK JOANNE W & | 03/29/2000 | A | | 12909-333 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 12 | CYCLICAL | | 02/15/2018 | DB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 26,000 | 14 1.00 | DCK 1.00 | 100 1.00 | 2,144,870 | 1.38 | A 1.00 | BSP 9.10 | | | 1,769,270 |

| TOTAL | 26,005 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CATAUMET |
| Infl1 | DOCK |
| N_Index | AVG |

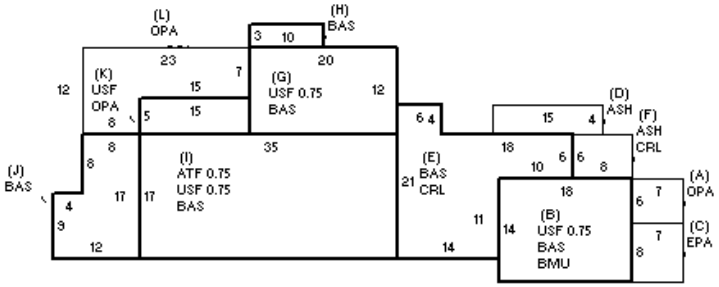
NOTE: Chapter 91 license #77-5 & 77-5B shared w/262 Scraggy Neck Rd. Expires 2045 / dock is shared with 262 Scraggy neck

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,769,300 | 1,565,900 |
| BUILDING | 429,700 | 380,300 |
| DETACHED | 111,200 | 105,800 |
| OTHER | 0 | 0 |
| TOTAL | **2,310,200** | **2,052,000** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| BHF | A 1.00 | 50 0.50 | 15 X 20 | | 300 | 25.30 | 3,800 |
| PPD | E 1.90 | 10 0.90 | 2X58 SHARED | | 116 | 344.28 | 35,900 |
| FLD | E 1.90 | 10 0.90 | 16X16(2) | | 512 | 114.76 | 52,900 |
| FLD | E 1.90 | 10 0.90 | 6X20 | | 120 | 114.76 | 12,400 |
| PPD | E 1.90 | 10 0.90 | 2X10 GANGWAY | | 20 | 344.28 | 6,200 |

PHOTO 07/07/2022




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 9 | 1.20 | ANTIQUE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 7/7/2022 | RP |
| LIST | 7/7/2022 | EST |
| REVIEW | 7/7/2022 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1881 | SIZE ADJ | 1.000 |
| NET AREA | 2,501 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $239 | OVERALL | 1.210 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2.75 | 1.00 |
| ROOMS | 10 | 1.00 |
| BEDROOMS | 6 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 11 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 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 | 3 | GAMBREL | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 14 | PARTIAL HEAT | 0.99 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | OPA | N | OPEN PORCH | 318 | | 71.21 | 22,645 |
| B | BMU | N | BSMT UNFINISHED | 252 | | 74.28 | 18,718 |
| + | USF | L | UPPER STORY FIN | 890 | 1881 | 130.26 | 115,929 |
| C | EPA | N | ENCLOSED PORCH | 56 | | 122.66 | 6,869 |
| D | ASH | N | ATT SHED | 60 | | 28.86 | 1,732 |
| + | CRL | N | BSMT CRAWL | 370 | | 41.45 | 15,338 |
| F | ASH | N | ATT SHED | 48 | | 30.07 | 1,444 |
| + | BAS | L | BASE AREA | 1,611 | 1881 | 218.47 | 351,961 |
| I | ATF | N | ATTIC FINISH | 446 | | 75.12 | 33,501 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,658.90 | 10,659 |
| | FIX | O | XTRA FIXTURES | 7 | | 2,576.79 | 18,038 |

| TOTAL RCN | 596,833 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | F |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | F |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1991 / 31 | | |
|---|---|---|---|
| COND | 28 | 28 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 28 | % GD | 72 |
| RCNLD | | | $429,700 |