

Key: 10718

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.985

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WALSH DENIS J PO BOX 197 CATAUMET, MA 02534				51.0-3-0				262 SCRAGGY NECK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WALSH DENIS J				10/25/2021	H	1	34603-73					
WALSH DENIS J ETUX				01/23/2012	QS	1,800,000	26021-240					
HARDING JOHN P & KATHRYN				01/02/2009	F	1	23350-205					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,322	14	1.00	DCK 1.00	100	1.00					1,888,060

TOTAL	34,322 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	Easement & use dock agreement with 250 Scraggy Neck Rd #77-5B- book 25235 page 155;	LAND	1,888,100	1,671,000			
Infl1	DOCK		BUILDING	895,600	792,500			
N_Index	AVG		DETACHED	35,900	34,200			
			OTHER	88,600	79,400			
			TOTAL	2,908,200	2,577,100			

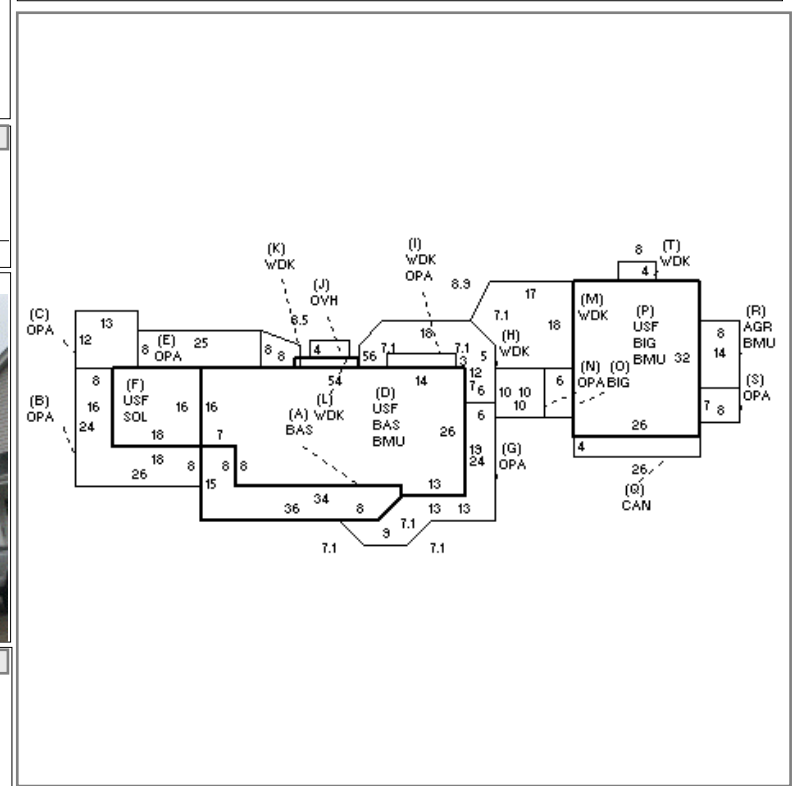
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90	2X58 (SHARE	116	344.28	35,900



BUILDING	CD	ADJ	DESC	MEASURE	4/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/25/2018	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/31/2018	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,009	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,597	1900	206.72	330,138
\$NLA(RCN)	\$238	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	61.10		72,224	
				ROOF SHAPE	3	GAMBREL	1.00	+	BMU	N	BSMT UNFINISHED	2,210		32.38	71,558
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	2,386	1900	97.63	232,944
				FLOOR COVER	2	SOFTWOOD	1.02	F	SOL	N	SOLARIUM	288		97.18	27,987
				INT. FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	738		24.07	17,764
				HEATING/COOLING	1	FORCED AIR	1.00	J	OVH	L	OVERHANG	26	1900	204.09	5,306
				FUEL SOURCE	2	GAS	1.00	O	BIG	N	BUILT-IN GARAGE	60		122.54	7,353
				USE	0		1.00	P	BIG	N	BUILT-IN GARAGE	832		78.87	65,620
								Q	CAN	N	CANOPY	104		13.84	1,439
								R	AGR	N	ATT GARAGE	112		96.60	10,819
									BGF	N	BSMT GOOD FINIS	689		63.48	43,736
									F21	O	FPL 2S 1OP	1		9,926.30	9,926
									F22	O	FPL 2S 2OP	1		10,390.60	10,391
									FIX	O	XTRA FIXTURES	19		2,399.69	45,594

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17619	08/03/2017	2	ADDITIONS	41,500	04/19/2018	TL	100	100
17053	01/20/2017	4	DETACH.STRUC	200,000	04/19/2018	TL	100	100
16838	09/28/2016	4	DETACH.STRUC		04/26/2017	TL	100	100
04195	04/01/2004	4	DETACH.STRUC	15,000	09/15/2006	DB	100	100
04195A	04/01/2004	2	ADDITIONS	30,000	10/03/2006	TL	100	100



BLDG COMMENTS

TOTAL RCN	952,798
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$895,600

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LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
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TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


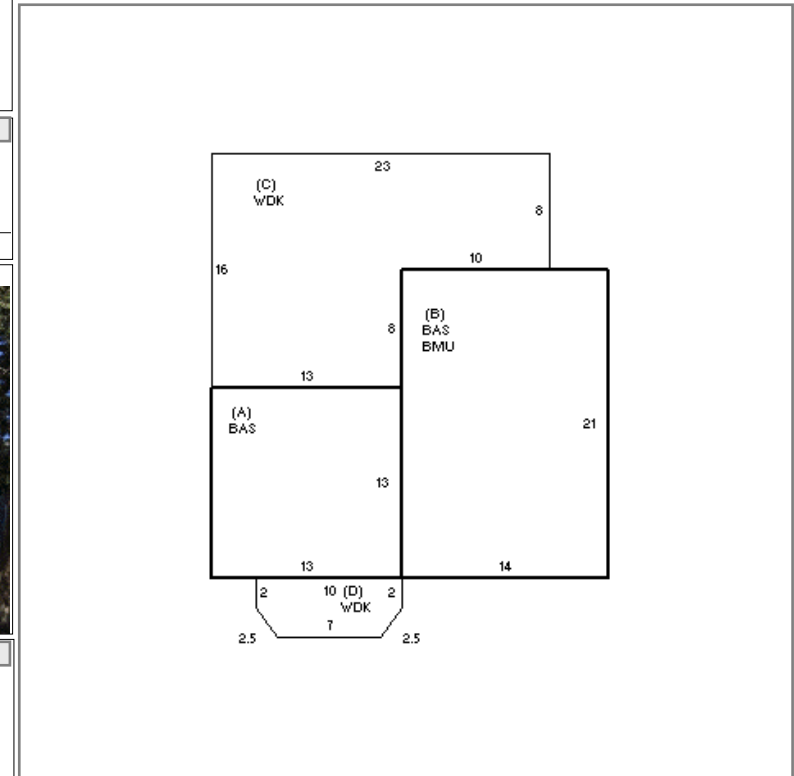
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	88,600	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/03/2017

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/18/2017	TL
MODEL	1		RESIDENTIAL	LIST	10/18/2017	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	103.071	
NET AREA	463	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	463	2004	168.72	78,116	CONDITION ELEM	CD	
\$NLA(RCN)	\$223	OVERALL	0.740	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	294		47.70	14,023	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	325		16.60	5,394	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	1		5,538.50	5,539	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.02									BATHS	A	
				INT. FINISH	5	OTHER	1.00									HEAT		
				HEATING/COOLING	99	NONE	1.00									ELECT	A	
				FUEL SOURCE	8	NONE	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		1	1.00															
BEDROOMS		0	1.00															
BATHROOMS		0	1.00															
FIXTURES		0	1.00															
GARAGE CAPACITY		1	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															
																EFF.YR/AGE	2005 / 17	
																COND	14	14 %
																FUNC	0	
																ECON	0	
																DEPR	14	% GD 86
																RCNLD	\$88,600	