

Key: 10722

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.991

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
NELSON CARL F & FRANCES N MCSHERRY & PAMELA B NELSON TR 975 MEMORIAL DRIVE APT 504 CAMBRIDGE, MA 02138		51.0-7-0	251 SCRAGGY NECK RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
NELSON CARL F & FRANCES N		12/31/2012	F	10 (199312)		
NELSON ARTHUR H TR OF		11/18/2009	F	10 (190087)		
NELSON ARTHUR H		01/20/2006	F	10 (179073)		

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	%
02011	01/08/2002	3	ALT/RENO	150,000	09/16/2002	TL	100	100

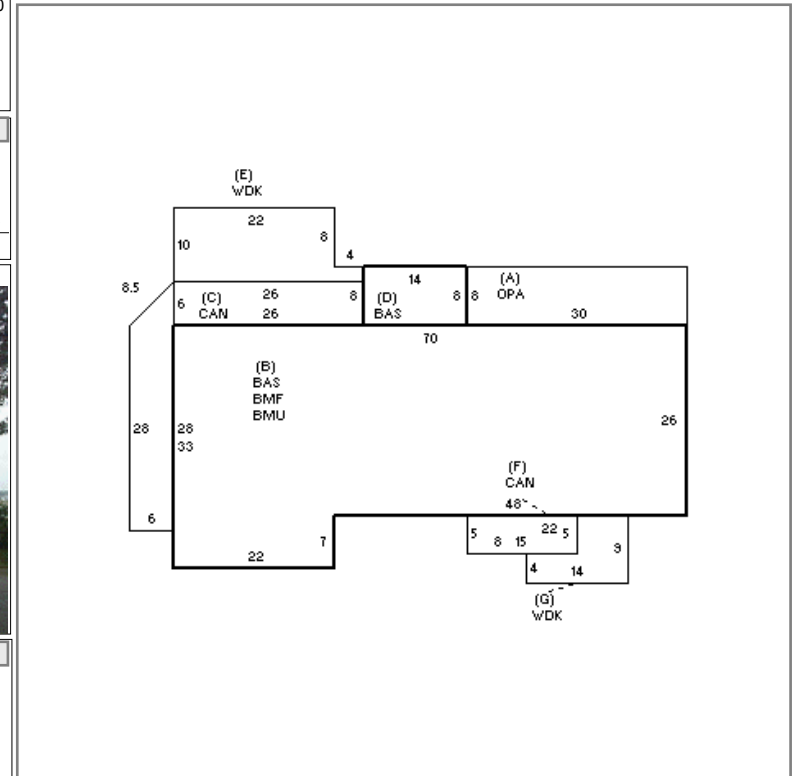
LAND

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	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10		1,969,180
300	A	3.972	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		589,170

TOTAL	4.890 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N shares dock with 270/276/249 Scraggy Neck Road O #77-13;document #783,708 11/4/99				LAND	2,558,400	2,263,300
Infl1	AVG					BUILDING	449,700	398,000
N_Index	AVG					DETACHED	16,000	15,300
						OTHER	0	0
						TOTAL	3,024,100	2,676,600

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24 X 24		576	36.34	15,700
SHF	A	1.00	A 0.75 8 X 10			0.00	
CAN	A	1.00	A 0.75 8 X 10		80	4.90	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/16/2002	TL
MODEL	1		RESIDENTIAL	LIST	9/16/2002	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	6/30/2003	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1959	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	591,745	
NET AREA	2,086	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	240		65.06	15,615	CONDITION ELEM	CD	
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	10	VERT BOARD	1.00	B	BMU	N	BSMT UNFINISHED	1,974		32.78	64,708	EXTERIOR	A	
				ROOF SHAPE	4	FLAT/ SHED	1.00	B	BMF	N	BSMT FINISH	1,974		31.20	61,592	INTERIOR	A	
				ROOF COVER	8	TAR & GRAVEL	1.00	C	CAN	N	CANOPY	156		13.05	2,036	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,086	1959	190.00	396,331	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	736		23.61	17,380	HEAT	A	
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	CAN	N	CANOPY	75		14.56	1,092	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	WDK	N	WOOD DECK	111		43.68	4,849				
				USE	0		1.00	F12	O	FPL 1S 2OP	1		9,308.30	9,308				
								FIX	O	XTRA FIXTURES	8		2,354.30	18,834				
																EFF.YR/AGE	1995 / 27	
																COND	24	24 %
																FUNC	0	
																ECON	0	
																DEPR	24	% GD 76
																RCNLD	\$449,700	