

Key: 10723

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.992

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NELSON CARL F & MCSHERRY FRANCO NELSON PAMELA B TRUSTEES C/O FRANCES N MCSHERRY 169 HOMER ST NEWTON, MA 02459				51.0-8-0				249 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NELSON CARL F & MCSHERRY				04/25/2017	F		1 (212663)				
NELSON ARTHUR H TR OF ART				12/31/2012	F		10 (199313)				
NELSON ARTHUR H TR OF ART				11/18/2009	F		10 (190086)				


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	%
17986	12/05/2017	3	ALT/RENO	20,900	08/15/2018	TL	100	100
06043	01/23/2006	1	NEW CONSTRUC	400,000	05/04/2007	TL	100	100

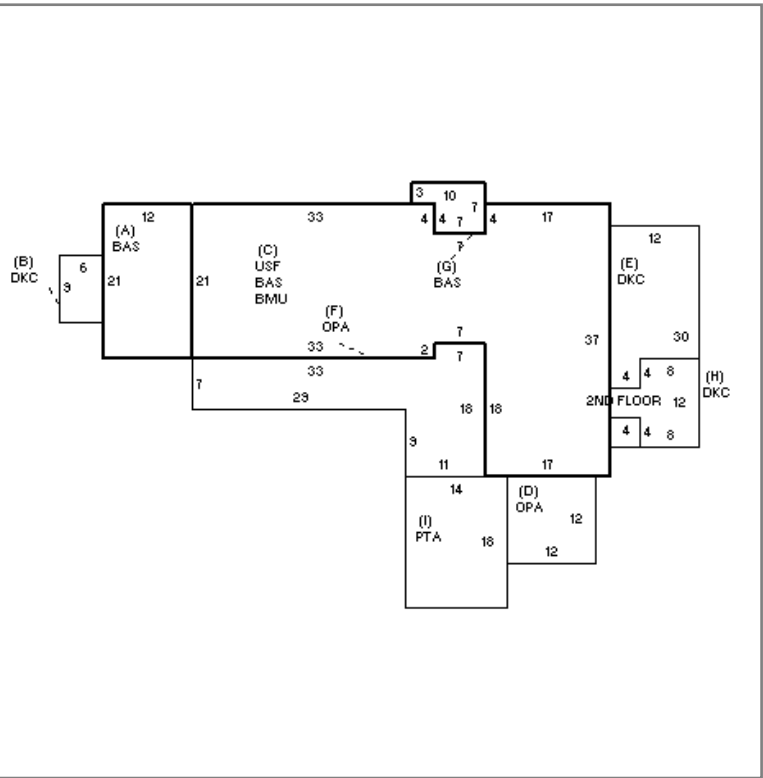
LAND

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	1,969,180
300	A	0.962	14	1.00	100	1.00	100	1.00	148,330	1.00	A	142,690

TOTAL	1.880 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N shares dock with 270/276/251 Scraggy Neck Road O #77-13; document #783,708 11/4/99				LAND	2,111,900	1,868,800
Infl1	AVG					BUILDING	703,000	629,100
N_Index	AVG					DETACHED	13,000	12,300
						OTHER	0	0
						<b>TOTAL</b>	<b>2,827,900</b>	<b>2,510,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	A 0.75		100	16.90	1,300	08/20/2018 
CTA	A	1.00	40 0.60		1	19,446.40	11,700	



BUILDING	CD	ADJ	DESC	MEASURE	8/15/2018	TL
MODEL	1		RESIDENTIAL	LIST	8/15/2018	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2006	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	798,878		
NET AREA	3,164	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,737	2006	220.20	382,487	CONDITION ELEM	CD		
\$NLA(RCN)	\$252	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	DKC	N	DECK-COMPOSITE	526		78.06	41,061	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,427		39.72	56,677	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	1,427	2006	129.26	184,451	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	537		73.17	39,292	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	I	PTA	N	PATIO	252		16.91	4,261	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	BMF	N	BSMT FINISH	734		54.47	39,983	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,951.80	10,952					
				USE	0		1.00	FIX	O	XTRA FIXTURES	15		2,647.63	39,715					
																	EFF.YR/AGE	2007 / 15	
																	COND	12 12 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	12 % GD 88	
																	RCNLD	\$703,000	