Key: 10791

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,064

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BLINKOFF KEVIN &	51.1-33-0	144 SCRAGGY NECK RD
ERIC HUDSON		
PO BOX 696		
CATAUMET, MA 02534		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BLINKOFF KEVIN &	01/06/2022	H	665,000	34810-268
KANO CYRUS ESTATE OF	12/07/2021	F	1	34725-38
KANO CYRUS	02/09/2007	F		21768-144

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	%
B-22-395	02/16/2023	3	ALT/RENO	45,051			0	0
EXB-22-452	07/22/2022	3	ALT/RENO	9,600			100	100
EXB-22-322	05/26/2022	15	INSULATE/WEA	1,901			100	100
930427	08/20/1993	2	ADDITIONS	25,000	05/19/1994	JS	100	100
930325	06/26/1993	10	WOODSTOVE	1,500	05/19/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,210	14 1.00	100 1.00	100 1.00	518,540	1.63	A 1.00	BAV 2.20			411,200

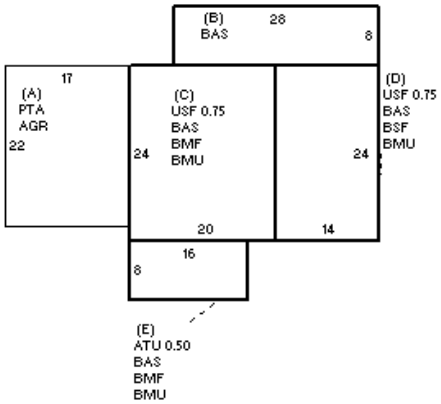
TOTAL	21,214 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	411,200	355,700
BUILDING	365,400	324,600
DETACHED	0	0
OTHER	0	0
TOTAL	**776,600**	**680,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 11/03/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.05	RAISED CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/7/2021	TL
LIST	10/30/2016	TL
REVIEW	3/21/2023	TL

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,780	DETAIL ADJ	1.000
$NLA(RCN)	$267	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	374		78.95	29,529
A	PTA	N	PATIO	374		15.38	5,752
+	BAS	L	BASE AREA	1,168	1974	217.15	253,633
+	BMU	N	BSMT UNFINISHED	944		41.25	38,939
C	BMF	N	BSMT FINISH	480		49.56	23,790
+	USF	L	UPPER STORY FIN	612	1974	123.00	75,276
D	BSF	N	BSMT SEMI-FIN	336		27.74	9,320
E	BMF	N	BSMT FINISH	128		66.10	8,460
E	ATU	N	ATTIC UNF	64		47.81	3,060
	F21	O	FPL 2S 1OP	1		9,964.70	9,965
	FIX	O	XTRA FIXTURES	7		2,408.97	16,863

TOTAL RCN	474,587

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$365,400