Key: 10893

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,172

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARE WILLIAM JR & ELISABETH P ET ALS TR 222 SCRAGGY NECK RD 7 HEMLOCK ROAD HANOVER, NH 03755	51.3-4-0	222 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARE WILLIAM JR & ELISABE	09/26/2014	A	1,366,000	28409-124
WARE WILLIAM TR OF 222 SC	11/27/2006	F	100	21552-153
WARE ELIZABETH BANKER ET		XX		4156+-0235+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

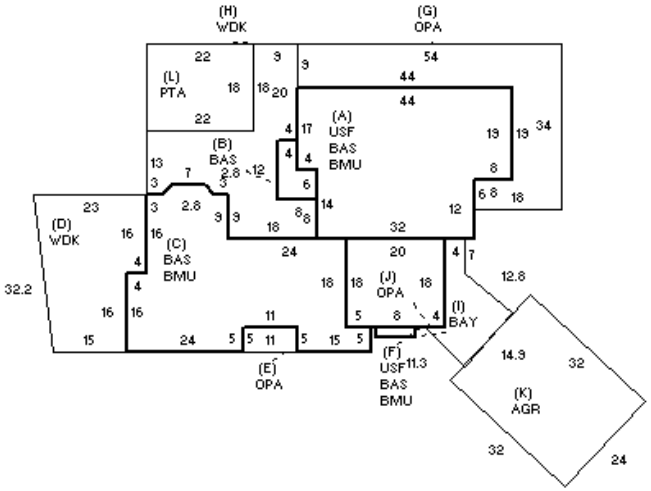
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-692	10/17/2022	3	ALT/RENO	14,000	03/09/2023	SL	100	100
EXB-22-693	10/17/2022	14	SOLAR	5,110			100	100
15677	08/13/2015	4	DETACH.STRUC				100	100
06795	12/21/2006	2	ADDITIONS	545,000	10/05/2007	JB	100	100
03620	09/08/2003	4	DETACH.STRUC		10/27/2003	TL	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	0.962	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10			142,690

TOTAL	1.880 Acres	ZONING	1	FRNT	157
Nbhd	CATAUMET	NOTE	FY12 - RMVD 200 LAND CODE; dck -on 218 Scraggy Rd-has esmnt to use dck & pays half taxes for dck #76-47A		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	2,111,900	1,868,800
BUILDING	780,500	677,900
DETACHED	600	0
OTHER	0	0
TOTAL	**2,893,000**	**2,546,700**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50	0.50	8 X 10			0.00	
PTD	A	1.00	10	0.90	12 X 12		144	4.70	600

PHOTO 03/09/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2023	SL
LIST	3/9/2023	VER
REVIEW	4/12/2023	TL

YEAR BLT	1884	SIZE ADJ	0.985
NET AREA	4,380	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	13	1.00
BEDROOMS	8	1.00
BATHROOMS	4	1.00
FIXTURES	22	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	51	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	1	PLASTER	1.00
HEATING/COOLING	14	PARTIAL HEAT	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,720		29.29	79,679
+	USF	L	UPPER STORY FIN	1,572	1884	110.75	174,107
+	BAS	L	BASE AREA	1,644	1884	175.17	287,984
C	BAS	L	BASE AREA	1,148	2007	175.17	201,099
+	WDK	N	WOOD DECK	1,265		22.75	28,784
+	OPA	N	OPEN PORCH	1,038		57.77	59,960
I	BAY	L	BAYWINDOW	16	2007	192.95	3,087
K	AGR	N	ATT GARAGE	768		61.93	47,561
L	PTA	N	PATIO	396		14.49	5,737
	BMF	N	BSMT FINISH	1,394		32.39	45,156
	F21	O	FPL 2S 1OP	1		9,384.00	9,384
	FIX	O	XTRA FIXTURES	17		2,268.60	38,566
	GFP	O	GAS FIREPLACE	1		6,817.80	6,818

TOTAL RCN	987,921

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$780,500