

Key: 10897

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.176

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOLL C HUNTER 3 ROBINSON CIR WINCHESTER, MA 01890-0000				51.3-8-0				243 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOLL C HUNTER				07/06/2011	H	100	25549-296				
BOLL C HUNTER				05/15/1998	G	1,575,000	11430-126				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
H483	06/01/2020	3	ALT/RENO	80,000	05/11/2021	RP	100	100
H308	05/11/2020	2	ADDITIONS		03/18/2021	RP	100	100
20047	01/15/2020	2	ADDITIONS	62,500	06/15/2020	RP	100	100
19871	09/19/2019	3	ALT/RENO	80,000	03/18/2021	RP	100	100

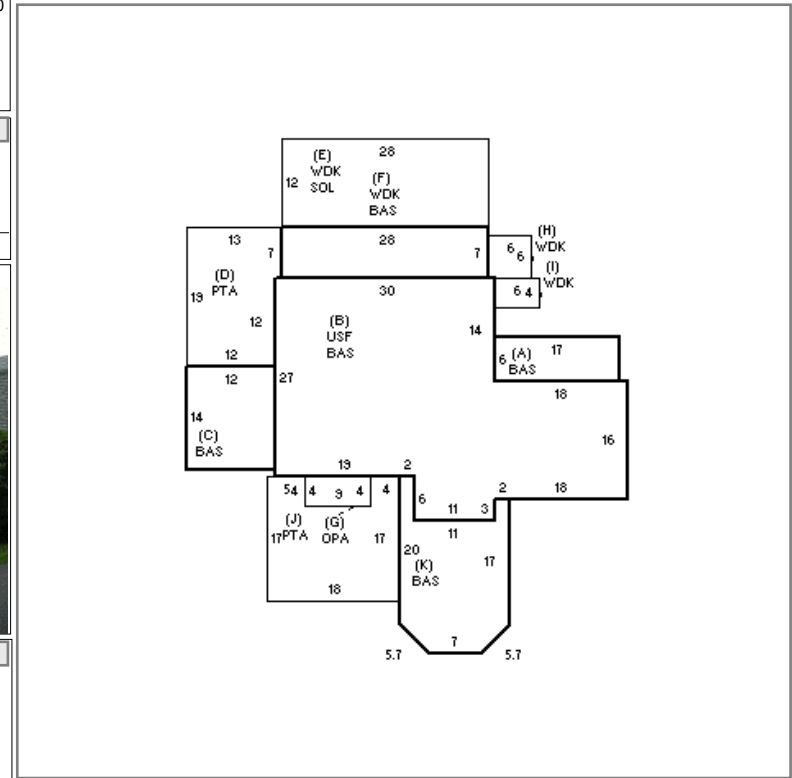
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	DCK	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10		1,969,180
300	A	1.842	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		273,220

TOTAL	2.760 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE No Chapter 91 License on file #87-02	LAND	2,242,400	1,984,200			
Infl1	DOCK		BUILDING	486,100	430,200			
N_Index	AVG		DETACHED	240,300	228,800			
			OTHER	328,200	290,500			
			TOTAL	3,297,000	2,933,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 12		120	16.42	1,500
PPD	E	1.90	10 0.90 4 X 150		600	344.28	185,900
FLD	E	1.90	10 0.90 16X32		512	114.76	52,900



PHOTO	12/31/2002
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2020	RP
MODEL	1		RESIDENTIAL	LIST	6/15/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/11/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1929	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	623,157	
NET AREA	3,066	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,902	1929	201.61	383,457	CONDITION ELEM	CD	
\$NLA(RCN)	\$203	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	1,164	1929	118.34	137,754	EXTERIOR	A	
				ROOF SHAPE	3	GAMBREL	1.00	+	PTA	N	PATIO	505		15.48	7,817	INTERIOR	A	
				ROOF COVER	1	ASP/COMP SHIN	1.00	E	SOL	N	SOLARIUM	336		98.17	32,984	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	G	OPA	N	OPEN PORCH	36		92.74	3,339	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	592		24.31	14,394	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00	CPC	O	CAPE CELLAR	1		4,298.10	4,298	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		10,027.10	10,027				
				USE	0		1.00	FIX	O	XTRA FIXTURES	12		2,424.06	29,089				
																	EFF.YR/AGE	1997 / 25
																	COND	22 22 %
																	FUNC	0
																	ECON	0
																	DEPR	22 % GD 78
																	RCNLD	\$486,100

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

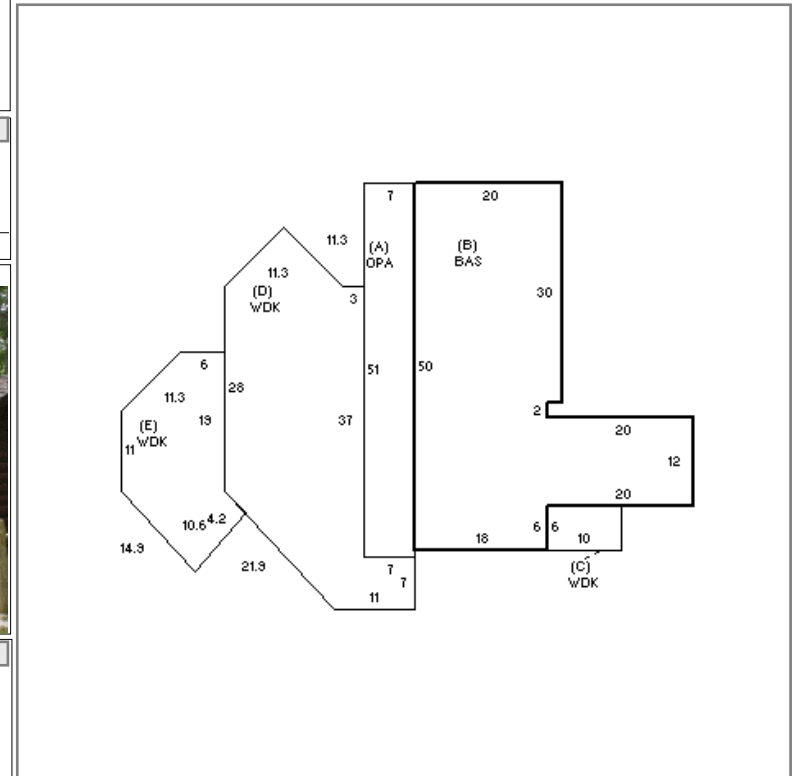
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER	201,200	
Nbhd	NOTE		TOTAL		
Infl1					
N_Index					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2020	RP
MODEL	1		RESIDENTIAL	LIST	6/15/2020	EST
STYLE	19	0.90	LOG CABIN [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	264,704	
NET AREA	1,200	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	OPA	N	OPEN PORCH	357		53.76	19,193	CONDITION ELEM	CD	
\$NLA(RCN)	\$221	OVERALL	0.900	EXT COVER	14	OTHER	1.00	B	BAS	L	BASE AREA	1,200	1930	175.36	210,433	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+ WDK	N	WOOD DECK	1,223		19.51	23,863	INTERIOR	A	
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	F11	O	FPL 1S 1OP			1		7,324.40	7,324	KITCHEN		
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.02	FIX	O	XTRA FIXTURES			2		1,945.30	3,891	BATHS	A	
BEDROOMS	2	1.00	INT. FINISH	3	WOOD PANEL	0.98										HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00										ELECT	A	
FIXTURES	7	1.00	FUEL SOURCE	1	OIL	1.00												
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1995 / 27	
																COND	24 24 %	
																FUNC	0	
																ECON	0	
																DEPR	24 % GD 76	
																RCNLD	\$201,200	

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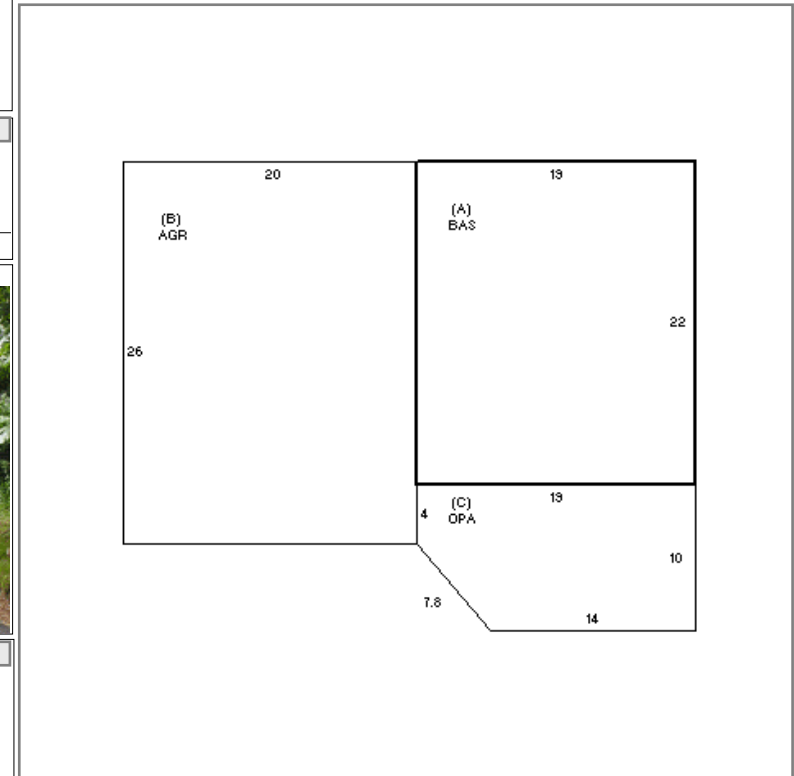
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	127,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/18/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/18/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	126.951	
NET AREA	418	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	418	1982	205.20	85,772	CONDITION ELEM	CD	
\$NLA(RCN)	\$304	OVERALL	0.900	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	520		58.40	30,370	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	175		61.77	10,809	INTERIOR	V	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	V	
				FLOOR COVER	5	VINYL	1.00									BATHS	V	
				INT. FINISH	2	DRYWALL	1.00									HEAT	U	
				HEATING/COOLING	5	ELECTRIC BB	0.98									ELECT	U	
				FUEL SOURCE	3	ELECTRIC	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		2	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		5	1.00															
GARAGE CAPACITY		2	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		2021 / 1																
COND		1	1 %															
FUNC		0	uc															
ECON		0																
DEPR		0	% GD	100														
RCNLD				\$127,000														