

Key: 10905

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.183

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RIBICH WILLIAM A TRUST 1/2 INT & CRYSTAL RIBICH QUAL PERS TR 18 REVERE ST LEXINGTON, MA 02420				51.3-15-0				215 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIBICH WILLIAM A TRUST 1/				07/20/2022	F	100	35258-243				
RIBICH WILLIAM A TRUST 1/				07/18/2007	F	10	22195-149				
RIBICH WILLIAM A 1/2 INT				07/18/2007	F	10	22195-144				

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 %
14132	03/07/2014	3	ALT/RENO	9,200	08/11/2017	TL	100 100
12024	01/11/2012	2	ADDITIONS	80,000	08/19/2013	TL	100 100
06768	12/07/2006	1	NEW CONSTRUC	251,000	09/16/2008	TL	100 100
05120	02/18/2005	3	ALT/RENO	25,000	09/16/2008	TL	100 100
920624	12/16/1992	3	ALT/RENO	33,500	08/17/1994	DMB	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	100	1.00	100	1.00	2,144,870	1.00	A	1.00	BSP	9.10		1,969,180
300	A	0.452	14	1.00	100	1.00	100	1.00	148,330	1.00	A	1.00	BSP	9.10		67,050

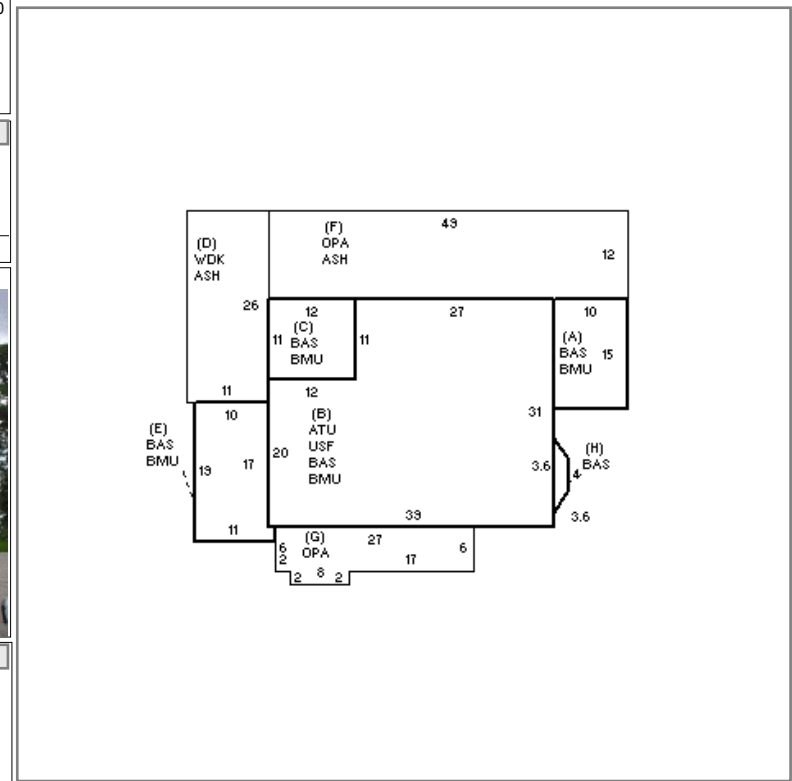
TOTAL	1.370 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N O T E	Great view; shares driveway with #217 Scraggy Neck			LAND	2,036,200	1,802,000
Infl1	AVG			BUILDING	605,000	535,300			
N_Index	AVG			DETACHED	0	0			
				OTHER	439,300	392,400			
				<b>TOTAL</b>	<b>3,080,500</b>	<b>2,729,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2013	TL
MODEL	1		RESIDENTIAL	LIST	8/10/2017	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/10/2017	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,642	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,551		37.60	58,319
\$NLA(RCN)	\$279	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	1,077	1910	122.37	131,793
				ROOF SHAPE	1	GABLE	1.00	B	ATU	N	ATTIC UNF	1,077		47.00	50,624
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	ASH	N	ATT SHED	286		25.31	7,239
				FLOOR COVER	2	SOFTWOOD	1.02	D	WDK	N	WOOD DECK	286		30.48	8,718
				INT. FINISH	2	DRYWALL	1.00	F	ASH	N	ATT SHED	588		20.57	12,093
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	N		OPEN PORCH	766		69.27	53,060
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	1,565	1910	215.93	337,924
				USE	0		1.00	BMF	N		BSMT FINISH	1,359		35.79	48,638
								F31	O		FPL 3S IOP	1		11,797.10	11,797
								FIX	O		XTRA FIXTURES	7		2,506.50	17,546

TOTAL RCN	737,751	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$605,000	

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LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RIBICH WILLIAM A TRUST 1/2 INT & CRYSTAL RIBICH QUAL PERS TR 18 REVERE ST LEXINGTON, MA 02420				51.3-15-0				215 SCRAGGY NECK RD			
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	%

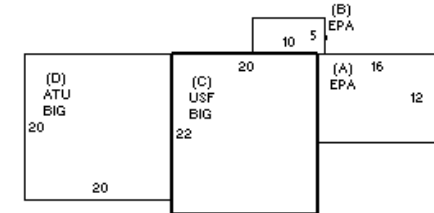
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	67,800	
Infl1		BUILDING			
N_Index		DETACHED			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2011	TL
MODEL	1		RESIDENTIAL	LIST	10/19/2011	TL
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	10/19/2011	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	89,252
NET AREA	440	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	EPA	N	ENCLOSED PORCH	242		36.99	8,951	CONDITION ELEM	CD
\$NLA(RCN)	\$203	OVERALL	0.540	EXT COVER	1	WOOD SHINGLE	1.02	C	BIG	N	BUILT-IN GARAGE	440		44.46	19,560	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	440	1900	62.39	27,451	INTERIOR	A
STORIES	1.5	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BIG	N	BUILT-IN GARAGE	400		50.20	20,081	KITCHEN	A
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	ATU	N	ATTIC UNF	400		23.96	9,586	BATHS	A
BEDROOMS	2	1.00		INT. FINISH	5	OTHER	1.00		FIX	O	XTRA FIXTURES	3		1,207.53	3,623	HEAT	A
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.80									ELECT	A
FIXTURES	8	1.00		FUEL SOURCE	8	NONE	1.00										
GARAGE CAPACITY	4	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$67,800

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LEGAL

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				3	3 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
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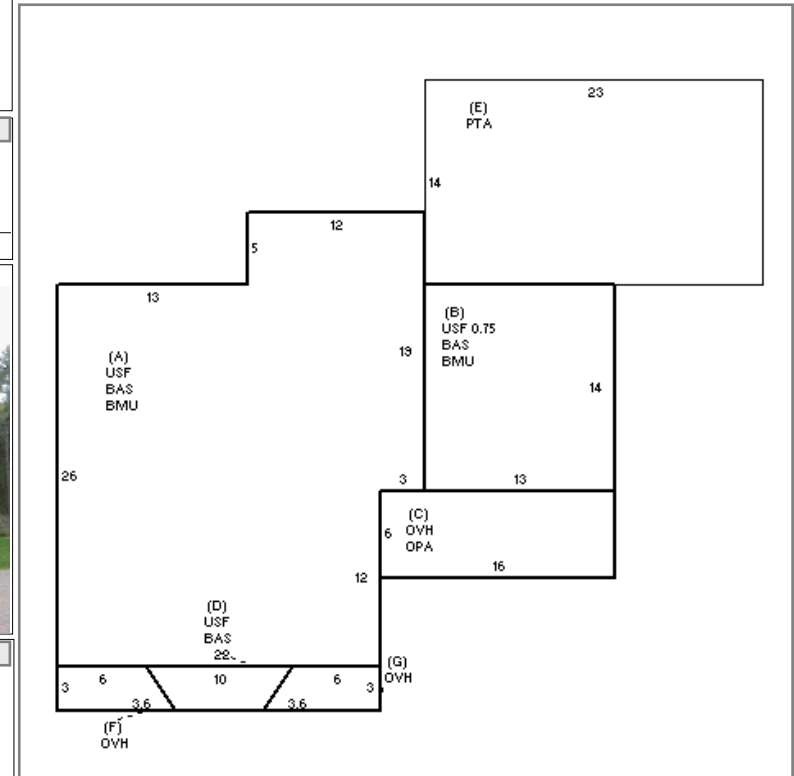
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	371,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/19/2011



BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2011	TL
MODEL	1		RESIDENTIAL	LIST	10/19/2011	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	10/19/2011	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2007	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	417,389															
NET AREA	1,853	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	856		44.16	37,800																	
\$NLA(RCN)	\$225	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	835	2007	130.36	108,854																	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	96		87.03	8,355																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	880	2007	240.14	211,327																	
				FLOOR COVER	2	SOFTWOOD	1.02	E	PTA	N	PATIO	322		16.46	5,302																	
				INT. FINISH	1	PLASTER	1.00	+	OVH	L	OVERHANG	138	2007	219.31	30,265																	
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	3		2,579.00	7,737																	
				FUEL SOURCE	1	OIL	1.00		GFP	O	GAS FIREPLACE	1		7,750.30	7,750																	
				USE	0		1.00																									
				<table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT	A	ELECT	A	
CONDITION ELEM	CD																															
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