

Key: 10912

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.192

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SANTANGELO VALERIE & JOHN TRS SANTANGELO REALTY TRUST PO BOX 129 CATAUMET, MA 02534				51.3-17-2				201 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANTANGELO VALERIE & JOHN				07/29/2021	F	1	34339-306				
SANTANGELO JOHN J &				01/06/2020	QS	1,390,000	32600-175				
BYRNE NICHOLAS ETUX				12/13/2016	P	375,000	30158-101				

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-22-112	01/11/2023	4	DETACH.STRUC	221,815	09/20/2023	TL	100 100
EXB-21-64	02/01/2021	3	ALT/RENO	15,000	05/13/2022		100 100
SR-20-13	07/09/2020	4	DETACH.STRUC		07/27/2020		100 100
17387	05/25/2017	1	NEW CONSTRUCT	500,000	03/27/2018	TL	100 100
		3	ALT/RENO				100 100

CD	T	AC/SF/UN	Nbhd	Inf1	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	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.182	14	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	7,420

TOTAL	1.100 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	548,400	485,300			
Inf1	AVG		BUILDING	1,065,500	952,500			
N_Index	AVG		DETACHED	3,300	3,100			
			OTHER	0	0			
			TOTAL	1,617,200	1,440,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	12 X 16	2020	192	19.14	3,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/12/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/23/2023	SL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,694	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	576		123.84	71,332
\$NLA(RCN)	\$404	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	ATU	N	ATTIC UNF	576		66.76	38,453
				ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	1,160		85.65	99,352
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,812		46.83	84,865
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,812	2017	279.75	506,915
				INT. FINISH	1	PLASTER	1.00	E	USF	L	UPPER STORY FIN	882	2017	170.03	149,969
				HEATING/COOLING	9	WARM-COOL AIR	1.03	BGF	N	BSMT GOOD FINIS	1,500			61.75	92,628
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	10			3,363.70	33,637
				USE	0		1.00	GFP	O	GAS FIREPLACE	1			10,108.80	10,109

TOTAL RCN	1,087,260
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0 uc
ECON	0
DEPR	2 % GD 98
RCNLD	\$1,065,500

