

Key: 10959

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.245

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNAMARA MICHAEL J TRS & JUSTIN MCNAMARA TRS 4 RUTLAND CIRCLE WESTFORD, MA 01886				51.4-2-0				106 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNAMARA MICHAEL J TRS & DINN MICHAEL J III & SAMA				11/01/2022	QS	1,450,000	35460-138				
DINN MICHAEL J III &				10/21/2020	F	1	33383-229				
				05/16/2005	QS	635,000	19825-76				

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-23-275	05/05/2023	3	ALT/RENO	50,834			0 0
		3	ALT/RENO		04/19/2023	TL	100 100
06704	11/01/2006	6	FENCE	3,550	12/22/2006	TL	100 100
200086	02/24/2000	3	ALT/RENO	25,300	10/12/2001	TL	100 100
980060	02/17/1998	3	ALT/RENO	21,000	09/14/1999	MWS	100 100

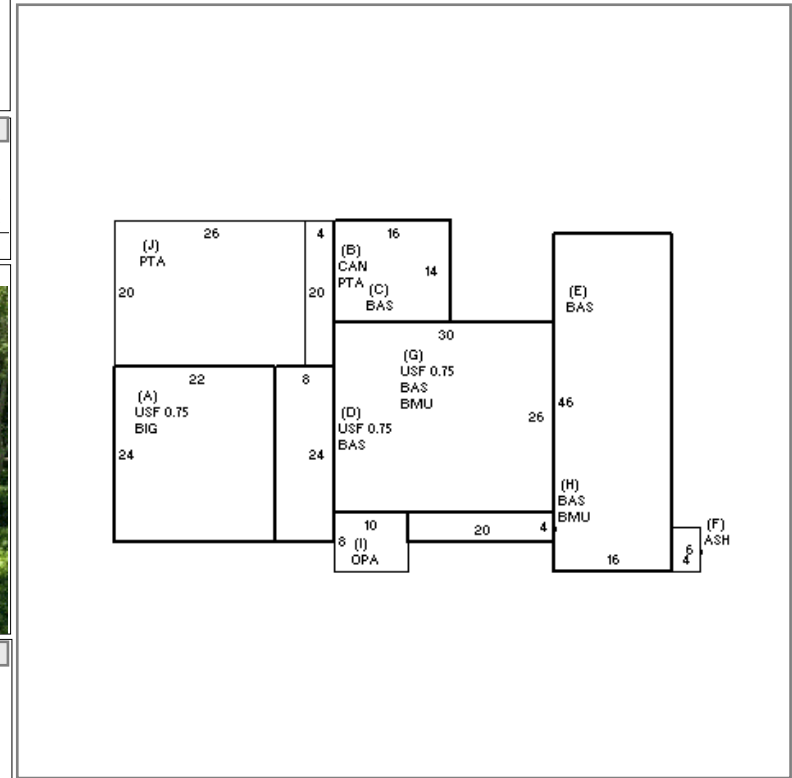
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,442	14	1.00	100	1.00	1.00	1.00	1.00	R09	1.80	354,030

TOTAL	27,443 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	354,000	313,300			
Infl1	AVG		BUILDING	695,200	401,700			
N_Index	AVG		DETACHED	1,500	2,000			
			OTHER	0	0			
			TOTAL	1,050,700	717,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10' X 19'	190	15.95	1,500



BUILDING	CD	ADJ	DESC	MEASURE	3/21/2023	RP
MODEL	1		RESIDENTIAL	LIST	3/21/2023	RP
STYLE	4	1.05	CAPE [100%]	REVIEW	4/19/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1975	SIZE ADJ	0.995
NET AREA	3,137	DETAIL ADJ	1.000
\$NLA(RCN)	\$222	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	16	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	528		93.38	49,306
+	USF	L	UPPER STORY FIN	981	2000	123.83	121,475
+	PTA	N	PATIO	600		16.20	9,718
B	CAN	N	CANOPY	80		15.16	1,213
+	BAS	L	BASE AREA	2,012	1975	204.69	411,841
D	USF	L	UPPER STORY FIN	144	1975	123.82	17,831
F	ASH	N	ATT SHED	24		29.63	711
+	BMU	N	BSMT UNFINISHED	860		43.43	37,350
I	OPA	N	OPEN PORCH	80		85.59	6,847
F22	O		FPL 2S ZOP	1		10,982.30	10,982
FIX	O		XTRA FIXTURES	11		2,536.43	27,901

TOTAL RCN	695,174
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$695,200
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