**Key: 10962**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,249

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **DANIELS MARC D**<br>**PO BOX 217**<br>**CATAUMET, MA 02537-0217** | **51.4-5-0** | **88 SCRAGGY NECK RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DANIELS MARC D | 12/19/2012 | F | | 26964-189 |
| DANIELS ELAINE A | 10/22/2001 | F | | 14352-324 |
| DANIELS MAURICE W | | XX | | 00702-0405 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 21,780 | 14 1.00 | 100 1.00 | 100 1.00 | 424,260 | 1.59 | A 1.00 | R09 1.80 | | | 338,050 |

| TOTAL | 21,780 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CATAUMET |
| Infl1 | AVG |
| N_Index | AVG |

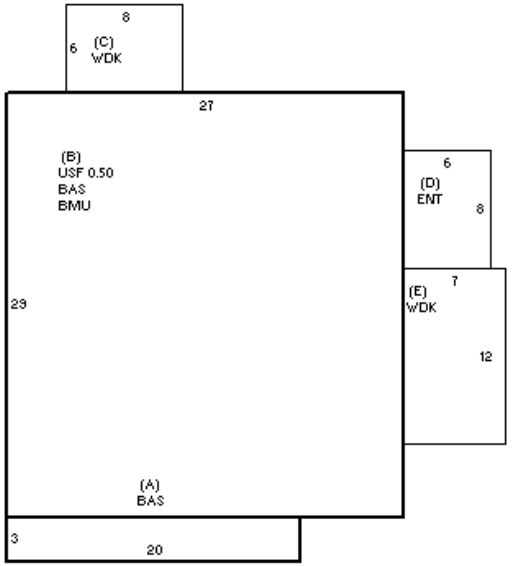
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 338,100 | 299,200 |
| BUILDING | 190,900 | 168,900 |
| DETACHED | 14,400 | 13,700 |
| OTHER | 0 | 0 |
| TOTAL | **543,400** | **481,800** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 30 0.70 | 20 X 23 | | 460 | 38.49 | 12,400 |
| SHF | A 1.00 | 20 0.80 | 10 X 16 | | 160 | 15.95 | 2,000 |

PHOTO 09/03/2008




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/3/2008 | SAL |
| LIST | 9/3/2008 | SAL |
| REVIEW | 12/27/2012 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1948 | SIZE ADJ | 1.015 |
| NET AREA | 1,235 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $234 | OVERALL | 1.080 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 1.00 |
| GARAGE CAPACITY | 0 | 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 | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 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 |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 843 | 1948 | 217.38 | 183,253 |
| B | BMU | N | BSMT UNFINISHED | 783 | | 50.46 | 39,509 |
| B | USF | L | UPPER STORY FIN | 392 | 1948 | 120.62 | 47,282 |
| + | WDK | N | WOOD DECK | 132 | | 43.32 | 5,718 |
| D | ENT | N | ENCLOSED ENTRY | 48 | | 92.68 | 4,448 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,334.35 | 4,669 |
| | MST | O | MAS/METAL STACK | 1 | | 4,374.90 | 4,375 |

| TOTAL RCN | 289,254 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | F |
| KITCHEN | F |
| BATHS | F |
| HEAT | O |
| ELECT | O |

| EFF.YR/AGE | 1985 / 37 | |
|---|---|---|
| COND | 34 | 34 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 34 | % GD 66 |
| RCNLD | | $190,900 |