

Key: 11001

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.290

LEGAL

CURRENT OWNER			PARCEL ID			LOCATION		
NEELON PAUL R & KATHERINE E NEELON TRS POLARIS RLTY TR PO BOX 623 POCASSET, MA 02559			51.4-40-0			60 SCRAGGY NECK RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
NEELON PAUL R & KATHERINE FORESTER, JOHN D. ETAL			07/17/1998	QS	165,000	11579-288		
			04/05/1996	QS	130,000	N/A-N/A		

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 %
12031	01/12/2012	10	WOODSTOVE	950			100 100
08456	08/25/2008	6	FENCE		06/18/2009		100 100
960323	07/19/1996	4	DETACH.STRUC	19,000	08/22/1997	JC	100 100
890268	05/16/1989	9	DECK	5,000	08/28/1991	HS	100 100

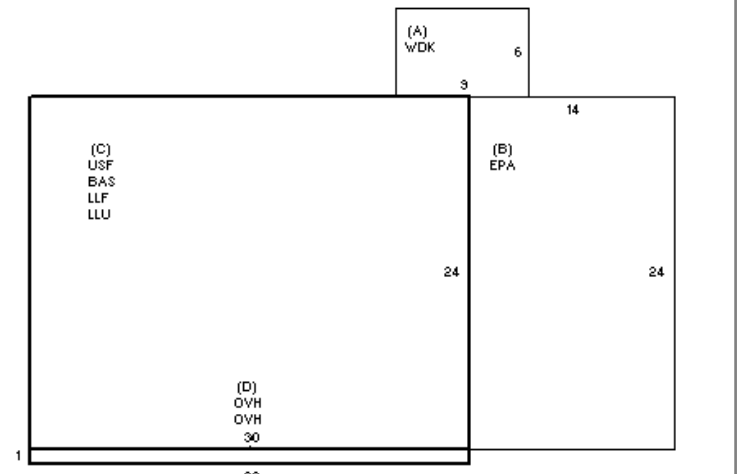
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	20,393	14	1.00	100	1.00	100	1.00	294,625	1.68	A	1.00	R06	1.25						232,030

TOTAL	20,386 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		N O T E	ADDRESS CHG PER TP REQUEST			LAND	232,000	205,400
Infl1	AVG			LAND	290,900	257,400			
N_Index	AVG			DETACHED	29,800	28,400			
				OTHER	0	0			
				TOTAL	552,700	491,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20	10 0.90	24 X 28	672	49.32	29,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/14/2013	JB
MODEL	1		RESIDENTIAL	LIST	8/27/1991	HS
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/10/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1973	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,761
NET AREA	2,220	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	54		57.17	3,087		
\$NLA(RCN)	\$170	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	EPA	N	ENCLOSED PORCH	336		69.49	23,349		
				ROOF SHAPE	3	GAMBREL	1.00	C	LLU	N	LOWER LEVEL UNF	720		38.62	27,810		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLF	L	LOWER LEVEL FIN	720	1973	65.73	47,328		
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	720	1973	219.74	158,214		
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	720	1973	115.83	83,400		
				HEATING/COOLING	2	HOT WATER	1.02	D	OVH	L	OVERHANG	60	1973	192.93	11,576		
				FUEL SOURCE	2	GAS	1.00	F	F21	O	FPL 2S 1OP	1		9,384.20	9,384		
				USE	0		1.00	FIX	O	XTRA FIXTURES	6		2,268.73	13,612			
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$290,900