Key: 11006

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,295

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARA NANCY C C/O BERNHOLZ JOSEPH & KRISTEN PO BOX 1193 NORTH FALMOUTH, MA 02556	51.4-45-0	48 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERNHOLZ JOSEPH & KRISTEN	11/09/2023	QS	625,000	36082-11
MARA NANCY C	07/13/2022	F	1	35246-102
MARA PHILIP J ETUX	02/24/2009	F	1	23475-40

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

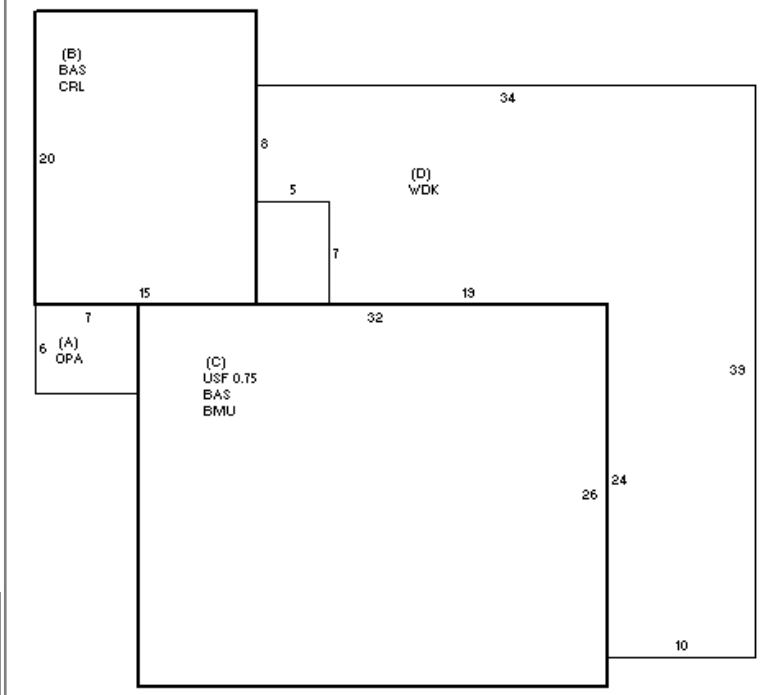
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-37	01/20/2022	15	INSULATE/WEA	5,000			100	100
16572	07/06/2016	3	ALT/RENO	3,200			100	100
151063	11/19/2015	3	ALT/RENO	5,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,218	14 1.00	100 1.00	100 1.00	294,625	1.69	A 1.00	R06 1.25			231,690

TOTAL	20,212 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	231,700	205,100
BUILDING	318,100	281,500
DETACHED	0	0
OTHER	0	0
TOTAL	**549,800**	**486,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	6X16			0.00	

PHOTO 08/21/2008

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	8/21/2008	SAL
LIST	8/21/2008	SAL
REVIEW	3/29/2018	TL

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,756	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	42		89.70	3,767
B	CRL	N	BSMT CRAWL	300		37.71	11,314
+	BAS	L	BASE AREA	1,132	1972	211.34	239,232
C	BMU	N	BSMT UNFINISHED	832		40.14	33,400
C	USF	L	UPPER STORY FIN	624	1972	119.71	74,696
D	WDK	N	WOOD DECK	715		23.51	16,813
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	4		2,344.38	9,378
	MST	O	MAS/METAL STACK	1		4,393.70	4,394

TOTAL RCN	402,692

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$318,100