Key: 11016

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,305

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUGHES JOSEPH J & HELEN M CO- TRS28 SCRAGGY NECK NOM RLTY TR 1308 BAYVIEW CIRCLE WESTON, MA 33326	51.4-55-0	28 SCRAGGY NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUGHES JOSEPH J & HELEN M	01/09/2019	F	100	31773-9
HUGHES JOSEPH J ETUX	12/26/2013	A	275,000	27906-316
HUGHES ROGER E	04/25/2003	F	1	16803-65

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-20-379	10/21/2020	3	ALT/RENO	8,495			100	100
H728	08/13/2020	15	INSULATE/WEA				100	100
19694	07/31/2019	15	INSULATE/WEA	3,588			100	100
16579	07/12/2016	3	ALT/RENO	2,000	08/25/2016		100	100
14979	11/18/2014	3	ALT/RENO		08/25/2016		100	100

LAND

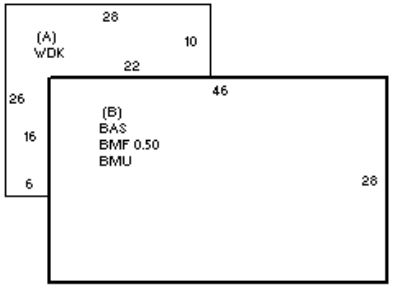
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,295	14 1.00	100 1.00	100 1.00	294,625	1.69	A 1.00	R06 1.25			231,830

TOTAL	20,299 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	231,800	205,200
BUILDING	280,800	251,700
DETACHED	0	0
OTHER	0	0
TOTAL	**512,600**	**456,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/19/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/19/2021	RP
LIST	7/19/2021	EST
REVIEW	7/19/2021	RP

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,288	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	376		22.55	8,478
B	BMU	N	BSMT UNFINISHED	1,288		33.72	43,435
B	BMF	N	BSMT FINISH	644		46.25	29,785
B	BAS	L	BASE AREA	1,288	1971	198.43	255,583
	BMG	O	BSMT GARAGE	1		7,524.30	7,524
	F11	O	FPL 1S 1OP	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744

TOTAL RCN	360,012

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$280,800