

Key: 11021

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.311

LEGAL

LAND

DETACHED

BUILDING


CURRENT OWNER				PARCEL ID				LOCATION			
GOODWIN JONATHAN W & MICHELLE L GOODWIN 48 ROBINSON AVENUE BRAINTREE, MA 02184				51.4-60-0				57 SCRAGGY NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOODWIN JONATHAN W & US NATIONAL BANK				09/01/2017	L	239,099	30742-100				
OREILLY LISA				10/12/2016	L	254,500	29999-252				
				01/13/2015	F	100	28627-263				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,565	14	1.00	100	1.00	1.00	A	1.00	R06	1.25	236,290

TOTAL	22,565 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE PER PL BK 693 PG 75 Dated 12/3/2021 sqft change	LAND	236,300	209,100			
Infl1	AVG		BUILDING	287,700	254,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	800	700			
			<b>TOTAL</b>	<b>524,800</b>	<b>464,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/02/2021

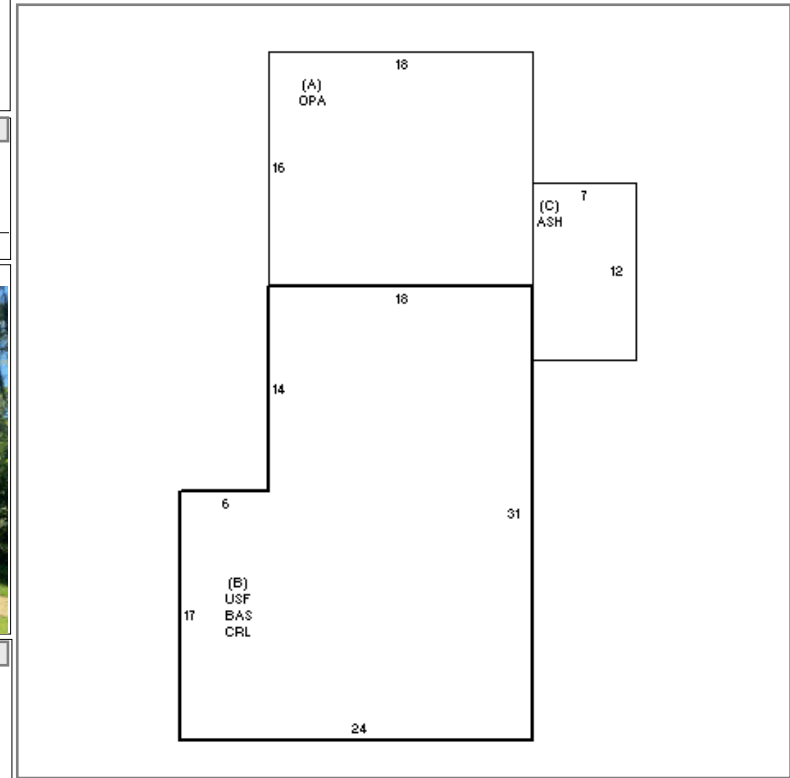


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/9/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,320	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	288		67.11	19,328
\$NLA(RCN)	\$218	OVERALL	1.070	EXT COVER	15	VINYL SHINGLE	1.02	B	CRL	N	BSMT CRAWL	660		29.30	19,335
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	660	1930	235.22	155,248
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	660	2019	123.99	81,836
				FLOOR COVER	1	HARDWOOD	1.02	C	ASH	N	ATT SHED	84		27.21	2,285
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	4		2,428.38	9,714
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE DWELLING		1	1 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-150	07/03/2023	4	DETACH.STRUC	25,000				0
061722	06/17/2022	6	FENCE	2,100				100
H806	07/22/2021	3	ALT/RENO	8,000				100
H807	07/22/2021	3	ALT/RENO	45,200				100
H729	08/13/2020	9	DECK		12/09/2022	TL		100



TOTAL RCN	287,745
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$287,700

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.312

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION					
GOODWIN JONATHAN W & MICHELLE L GOODWIN 48 ROBINSON AVENUE BRAintree, MA 02184						51.4-60-0				57 SCRAGGY NECK RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

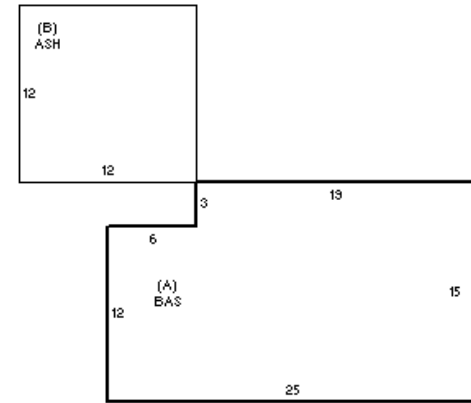
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	800	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/01/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/14/2020	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	7/1/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	39.620	
NET AREA	357	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	357	1930	106.40	37.984			
\$NLA(RCN)	\$111	OVERALL	0.490	EXT COVER	1	WOOD SHINGLE	1.02	B	ASH	N	ATT SHED	144		11.36	1.636			
				ROOF SHAPE	1	GABLE	1.00											
				ROOF COVER	1	ASPH/COMP SHIN	1.00											
				FLOOR COVER	1	HARDWOOD	1.02											
				INT. FINISH	5	OTHER	1.00											
				HEATING/COOLING	13	NONE	0.80											
				FUEL SOURCE	8	NONE	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		2	1.00															
BEDROOMS		1	1.00															
BATHROOMS		0	1.00															
FIXTURES		2	1.00															
GARAGE CAPACITY		0	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	
HEAT	
ELECT	O
EFF.YR/AGE 1971 / 51	
COND	48 48 %
FUNC	50
ECON	0
DEPR	98 % GD 2
RCNLD	\$800