

Key: 11121

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.413

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| GIANWAY PROPERTIES LLC PO BOX 147 CATAUMET, MA 02534 | | | | 52.0-26-0 | | | | 3 SCRAGGY NECK RD EXT | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| GIANWAY PROPERTIES LLC | | | | 03/31/2022 | L | 317,000 | 35013-325 | | | | |
| ALDRICH MARK G | | | | 02/27/2015 | QS | 230,000 | 28707-88 | | | | |
| FALCONE PAMELA J | | | | 09/05/2013 | F | 100 | 27670-111 | | | | |

| 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 | % |
| B-22-346 | 01/11/2023 | 3 | ALT/RENO | 10,000 | 03/08/2023 | TL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|---------|
| 100 | S | 9,430 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 3.30 | A | 1.00 | R04 | 1.00 | | | | 168,420 |

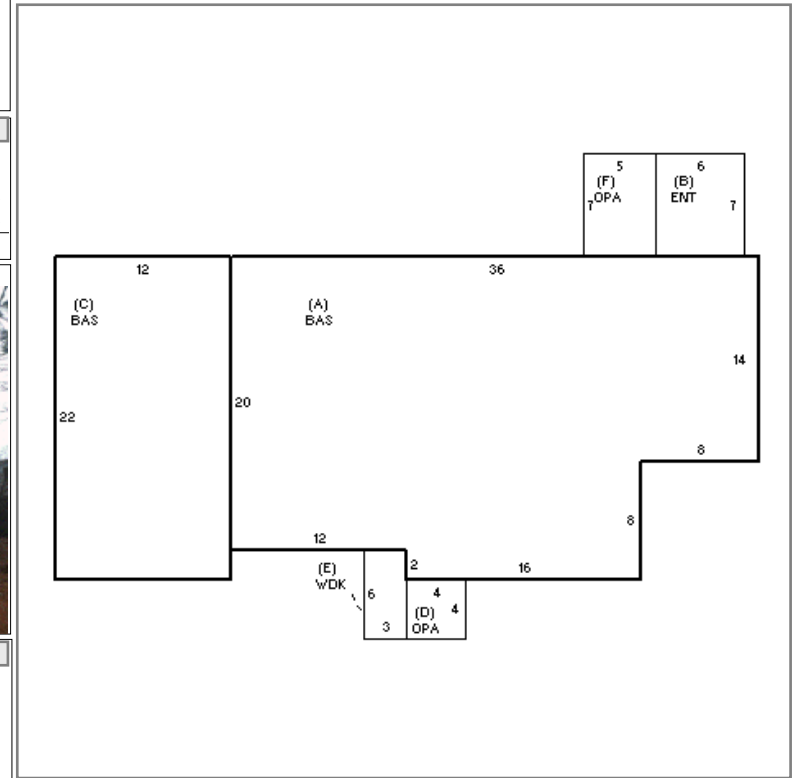
| TOTAL | 9,409 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | CATAUMET | NOTE | LAND | 168,400 | 149,100 | | | |
| Infl1 | AVG | | BUILDING | 174,500 | 180,300 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 342,900 | 329,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 3/8/2023 | SL |
|----------|----|------|-------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/8/2023 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 3/8/2023 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1900 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 968 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$217 | OVERALL | 0.970 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 5 | 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 | 10 | VERT BOARD | 1.00 |
| 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|----------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 704 | 1900 | 196.20 | 138,126 |
| B | ENT | N | ENCLOSED ENTRY | 42 | | 83.63 | 3,512 |
| C | BAS | L | BASE AREA | 264 | 2023 | 196.20 | 51,797 |
| + | OPA | N | OPEN PORCH | 51 | | 75.84 | 3,868 |
| E | WDK | N | WOOD DECK | 18 | | 69.92 | 1,259 |
| | CPC | O | CAPE CELLAR | 1 | | 3,736.00 | 3,736 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,933.00 | 7,933 |

| TOTAL RCN | 210,231 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2002 / 20 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | \$174,500 |