

Key: 11187

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.484

LEG
AL
LAND

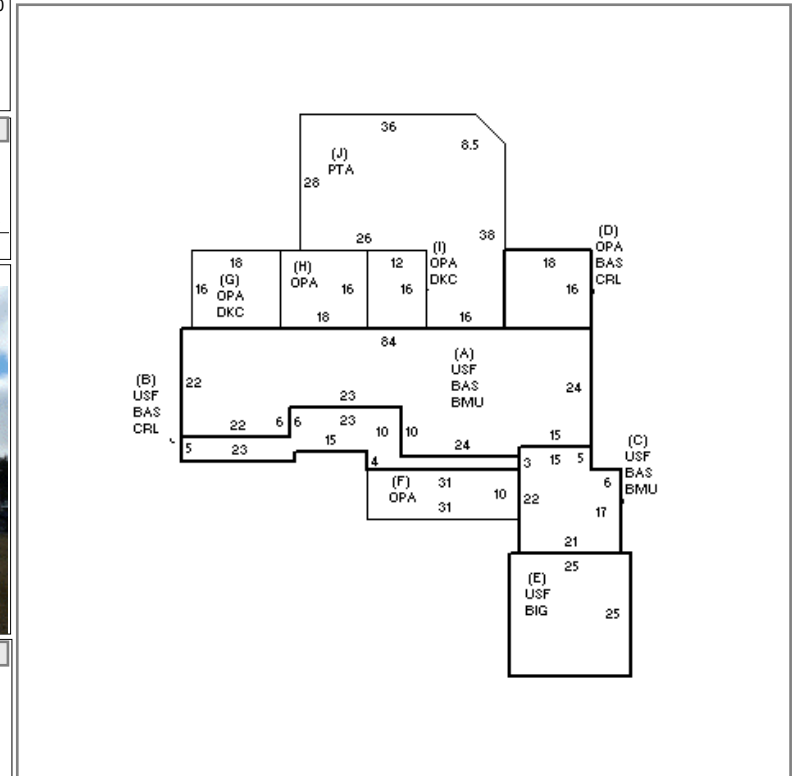
CURRENT OWNER				PARCEL ID				LOCATION			
SCRAGGY NECK REALTY TRUST 62 COMMERCIAL WHARF BOSTON, MA 02110				53.0-8-0				51 PASTURE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCRAGGY NECK REALTY TRUST HICKEY CAROL A TR				06/05/2020	F XX	1	32964-182 03056-0104				

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	%
H531	06/08/2020	3	ALT/RENO		02/24/2023	TL	100	100
H484	06/01/2020	1	NEW CONSTRUC		06/22/2022	RP	100	100
19937	10/08/2019	8	POOL	68,700	12/28/2020	TL	100	100
19736	08/07/2019	8	POOL		12/28/2020		100	100
		3	ALT/RENO				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	0.362	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		79,660

TOTAL	1.280 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE				LAND	3,001,000	2,655,800
Infl1	AVG					BUILDING	2,451,700	2,126,600
N_Index	AVG					DETACHED	89,000	71,300
						OTHER	0	0
						TOTAL	5,541,700	4,853,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	V	1.30	10 0.90		660	43.94	26,100
IPG	S	3.00	10 0.90	2019	512	89.15	41,100
JAC	S	3.00	10 0.90	2019	1	17,900.10	16,100
PTD	S	3.00	10 0.90	2019	600	10.58	5,700



BUILDING	CD	ADJ	DESC	MEASURE	6/9/2020	RP
MODEL	1		RESIDENTIAL	LIST	6/9/2020	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/24/2023	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DET
ACHED
BUILDING

YEAR BLT	2019	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,451,675														
NET AREA	6,287	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,268		65.22	147,921																
\$NLA(RCN)	\$390	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,975	2019	373.24	1,110,398																
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	3,312	2019	196.66	651,324																
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	CRL	N	BSMT CRAWL	707		58.31	41,224																
				FLOOR COVER	1	HARDWOOD	1.02	E	BIG	N	BUILT-IN GARAGE	625		167.40	104,622																
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	1,366		123.08	168,126																
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	DKC	N	DECK-COMPOSITE	480		142.52	68,410																
				FUEL SOURCE	2	GAS	1.00	J	PTA	N	PATIO	1,414		30.86	43,641																
				USE	0		1.00	FIX	O		XTRA FIXTURES	24		4,833.73	116,010																
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