

Key: 10175

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.409

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY EUGENE J JR & PEGGY E TRS 491 MCCARTHY TRUST 47 CARNOUSTIE RD BOURNE, MA 02532				47.1-27-0				491 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY EUGENE J JR & PE				01/29/2016	F	100	29423-156				
MCCARTHY EUGENE J JR				10/04/1991	XX		07704-00053				

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 %
19490	05/29/2019	3	ALT/RENO	3,500	07/22/2019	TL	100 100
16420	05/23/2016	3	ALT/RENO		08/19/2016		100 100
05325	05/17/2005	6	FENCE		02/10/2005	TL	100 100
910437	10/01/1991	2	ADDITIONS	500	02/01/1992	HS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,700	11	1.00	100	1.00	100	1.00	942,800	5.27	A	HCE 4.00	650,280

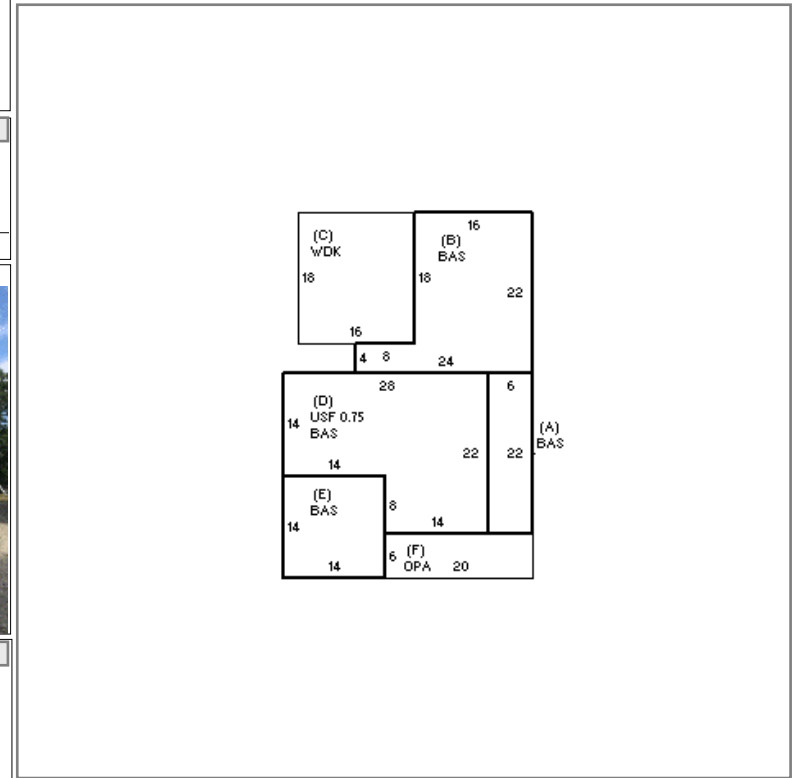
TOTAL	5,706 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE fbn to shf = just framed interior, dirt floor	LAND	650,300	647,500			
Infl1	AVG		BUILDING	111,700	98,900			
N_Index	AVG		DETACHED	4,500	4,200			
			OTHER	0	0			
			TOTAL	766,500	750,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	14 X 27	378	14.76	4,500



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2019	TL
MODEL	1		RESIDENTIAL	LIST	7/22/2019	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,594	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,216	1900	94.93	115,436
\$NLA(RCN)	\$95	OVERALL	0.500	EXT COVER	10	VERT BOARD	1.00	C	WDK	N	WOOD DECK	288		13.08	3,767
				ROOF SHAPE	1	GABLE	1.00	D	USF	L	UPPER STORY FIN	378	1900	55.57	21,004
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	OPA	N	OPEN PORCH	120		34.65	4,158
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 1OP	1		4,448.50	4,449
				INT. FINISH	3	WOOD PANEL	0.98		FIX	O	XTRA FIXTURES	2		1,075.40	2,151
				HEATING/COOLING	13	NONE	0.80								
				FUEL SOURCE	8	NONE	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	150,964
STORIES	1.75	1.00	CONDITION ELEM	CD
ROOMS	5	1.00	EXTERIOR	A
BEDROOMS	3	1.00	INTERIOR	A
BATHROOMS	1	1.00	KITCHEN	A
FIXTURES	7	1.00	BATHS	A
GARAGE CAPACITY	0	1.00	HEAT	A
% BSMT FINISH	0	1.00	ELECT	O
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$111,700