

Key: 10201

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.435

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD LEO J ETUX CAROL H MCDONALD 1194 MASSACHUSETTS AVE ARLINGTON, MA 02476				47.1-57-0				58 SPRUCE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD LEO J ETUX				09/14/2006	QS	464,000	21346-282				
BUTLER RICHARD D				09/14/2006	N		21346-280				
BUTLER EDWARD					XX		02465-0329				

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-22-341	06/01/2022	3	ALT/RENO	9,250	08/02/2023	SL	100	100
07503	08/21/2007	3	ALT/RENO		09/05/2008	TL	100	100
910542	11/08/1991	3	ALT/RENO	8,000	01/12/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,200	11	1.00	100	1.00	659,960	4.23	A	1.00	HCG	2.80	461,790

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N	waterviews from Red Brook Harbor in front yard; Hen's Cove from backyard = access to water (foot path)..			LAND	461,800	408,700
Infl1	AVG	O				BUILDING	185,400	160,300
N_Index	AVG	T	06/18; Waterview exists - LPI to HCG-Hens Cove			DETACHED	10,300	0
		E	waterview			OTHER	0	0
						TOTAL	657,500	569,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	E	1.90	10 0.90	12 X 16	192	59.85	10,300

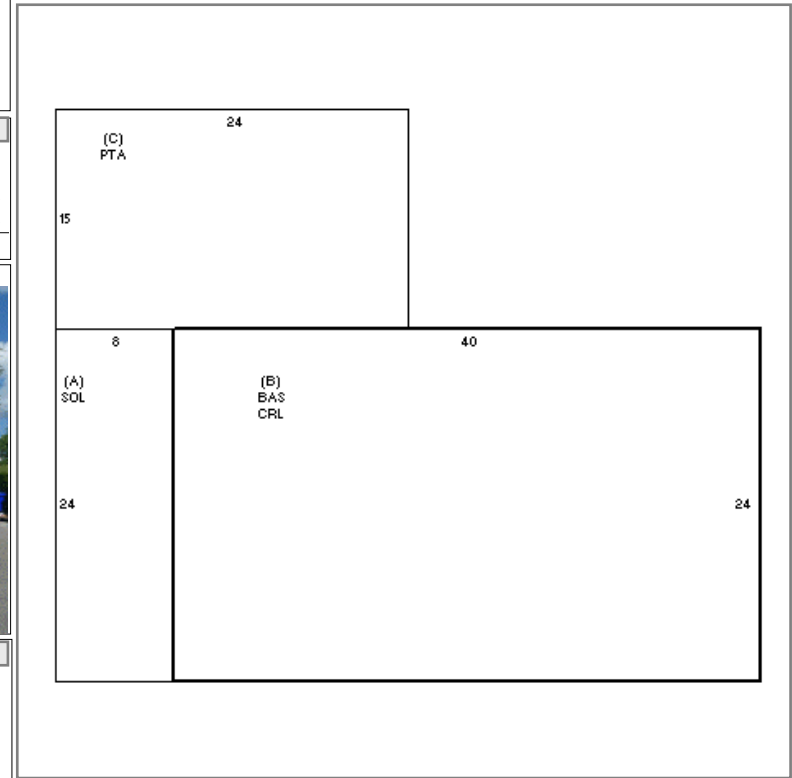


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/2/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/29/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	SOL	N	SOLARIUM	192		96.78	18,582
\$NLA(RCN)	\$248	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	960		20.55	19,728
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	960	1950	200.25	192,238
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	360		13.73	4,943
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	1		2,150.90	2,151
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	237,641	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	\$185,400