

Key: 10214

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.449

LEGAL

LAND

DETACHED

BUILDING

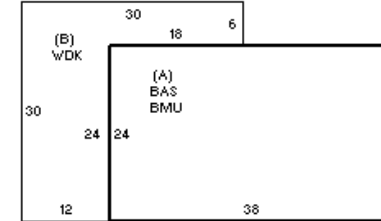
CURRENT OWNER		PARCEL ID	LOCATION			
MCLAREY HENRY W & KATHLEEN P TR 40 CEDAR POINT DR RLTY TR 17 HALL DRIVE NORWELL, MA 02061		47.1-70-0	40 CEDAR POINT DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCLAREY HENRY W & KATHLEE		03/04/2014	F	1	28016-233	
MCLAREY HENRY W ETUX		03/04/2014	F	1	28016-213	
MCLAREY HENRY W & KATHLEE		04/07/2010	F	10	24470-135	

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	%
16827	09/26/2016	3	ALT/RENO	3,500			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,400	11	1.00	100	1.00	518,540	3.67	A	1.00	BA-	2.20	366,970

TOTAL	8,407 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	367,000	324,800
Infl1	AVG		BUILDING	178,100	157,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	545,100	482,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/24/2019	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	6/24/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	234,399		
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		36.82	33,582	CONDITION ELEM	CD		
\$NLA(RCN)	\$257	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	912	1955	200.25	182,626	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	468		21.57	10,094	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		8,096.60	8,097	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$178,100