

Key: 1024

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.033

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| MCCLOY LYNETTE E & RAYMOND E DOHERTY<br>19 OCEAN PINES DR<br>SAGAMORE BEACH, MA 02562 |  |  |  | 6.0-104-0  |    |            |              | 19 OCEAN PINES DR |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| MCCLOY LYNETTE E & MCFADYEN DAVID W   |  |  |  | 11/30/2021 | QS | 625,000    | 34703-249    |                   |  |  |  |
| MCFADYEN DAVID W &  |  |  |  | 11/30/2021 | F  | 1          | 34703-245/7  |                   |  |  |  |
|   |  |  |  | 10/15/1999 | QS | 225,000    | 12603-231    |                   |  |  |  |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 30,112 1 | 1.00 | 100   | 1.00    | 100      | 1.00 | A    | 1.00 | R04 | 1.10       | 220,970   |

| TOTAL   | 30,100 SF | ZONING | 1        | FRNT    | 105     | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | N SAG     | NOTE   | LAND     | 221,000 | 195,600 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 385,400 | 344,800 |          |         |          |
| N_Index | AVG       |        | DETACHED | 1,700   | 1,600   |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 608,100 | 542,000 |          |         |          |

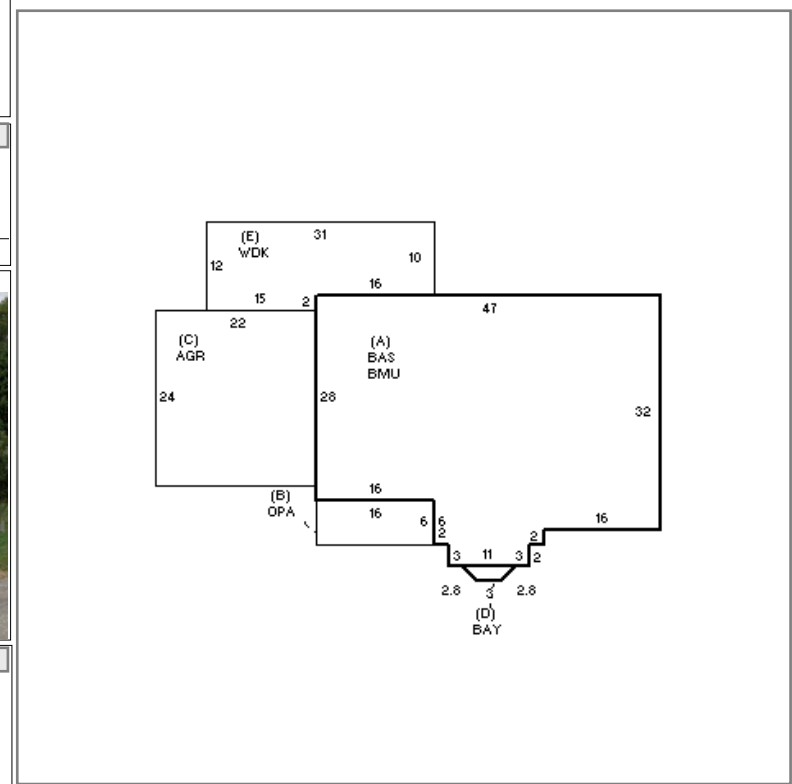
| TY  | QUAL | COND   | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|--------------|----|-------|-----------|-------|
| SHF | A    | 1.00 A | 0.75 10 X 14 |    | 140   | 16.42     | 1,700 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/22/2021 | NMP |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/22/2022  | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 3/22/2022  | RP  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1999  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 418,915 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,513 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,503 |      | 34.56     | 51,939  |           |         |
| \$NLA(RCN) | \$277 | OVERALL    | 1.020 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA       | 1,503 | 1999 | 198.44    | 298,262 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | OPA | N | OPEN PORCH      | 96    |      | 77.74     | 7,463   |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | AGR | N | ATT GARAGE      | 528   |      | 66.85     | 35,299  |           |         |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | D | BAY | L | BAYWINDOW       | 10    | 1999 | 195.90    | 1,959   |           |         |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | E | WDK | N | WOOD DECK       | 340   |      | 23.10     | 7,855   |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 |   | FIX | O | XTRA FIXTURES   | 4     |      | 2,303.50  | 9,214   |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | GFP | O | GAS FIREPLACE   | 1     |      | 6,922.90  | 6,923   |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

| 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-22-220 | 04/14/2022 | 15            | INSULATE/WEA | 4,513  |            |    | 100 100 |
| 990398     | 07/06/1999 | 1             | NEW CONSTRUC | 78,500 | 11/02/1999 | EB | 100 100 |
|            |            | 13            | OTHER        |        |            |    | 100 100 |



| CONDITION ELEM | CD | TOTAL RCN | 418,915 |
|----------------|----|-----------|---------|
| EXTERIOR       | V  |           |         |
| INTERIOR       | V  |           |         |
| KITCHEN        | A  |           |         |
| BATHS          | A  |           |         |
| HEAT           | A  |           |         |
| ELECT          | A  |           |         |

| EFF.YR/AGE | 2011 / 11 |
|------------|-----------|
| COND       | 8 8 %     |
| FUNC       | 0         |
| ECON       | 0         |
| DEPR       | 8 % GD 92 |
| RCNLD      | \$385,400 |