

Key: 10324

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.560

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MCDONALD KATHLEEN TR 14 CHAUNCY WAY TRUST 65 BECKFORD FARM RD HANOVER, MA 02339		47.2-51-3		14 CHAUNCY WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCDONALD KATHLEEN		06/11/2010	H	1,700,000	24612-69
APTEKMAN ALEXANDER		03/06/2008	QS	2,188,000	22730-135
MACDONALD BRUCE		04/30/2007	F	100	21981-141

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,191	14	1.00	DCK 1.00	100	1.00	1,608,653	1.26	25	0.75	BSP 9.10	1,361,100

TOTAL	29,191 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N	listing indicates deep water dock shared with #23	LAND		1,361,100	1,204,600	
Infl1	DOCK	O	Nairn=infl=shared dock, gangway, floating dock & deed	BUILDING		978,100	875,500	
N_Index	AVG	T	eamt; 51.2-combined;Road 4,791sf ;topo=kingman	DETACHED		149,300	142,200	
		E	marina & rest	OTHER		0	0	
				TOTAL		2,488,500	2,222,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PPD	E	1.90	10 0.90	775 SF (SHAR	1991	387	344.28	119,900
FLD	E	1.90	10 0.90	GANGWAY 90SQ	1991	45	114.76	4,600
FLD	E	1.90	10 0.90	13X37 SHARED	1991	240	114.76	24,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2006	TL
MODEL	1		RESIDENTIAL	LIST	6/30/2006	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/9/2019	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	0.990
NET AREA	3,877	DETAIL ADJ	1.000
\$NLA(RCN)	\$290	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	16	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	484		122.60	59,340
+	USF	L	UPPER STORY FIN	1,963	2005	162.58	319,135
+	BMU	N	BSMT UNFINISHED	1,879		46.37	87,123
+	BAS	L	BASE AREA	1,879	2005	276.96	520,403
+	OVH	L	OVERHANG	27	2005	283.20	7,647
D	OPA	N	OPEN PORCH	70		119.85	8,389
+	WDK	N	WOOD DECK	1,004		33.40	33,534
H	BAY	L	BAYWINDOW	8	2005	283.23	2,266
+	PTA	N	PATIO	400		21.26	8,505
F11	O	FPL 1S 1OP		1		12,537.80	12,538
FIX	O	XTRA FIXTURES		11		3,330.13	36,631
HTB	O	HOT TUB		1		9,596.50	9,597
JAC	O	JACUZZI		1		19,202.30	19,202

TOTAL RCN	1,124,309
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$978,100

