

Key: 10658

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.918

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNULTY CHRISTOPHER & MELISSA M BURNETT 563 NORTH AVE WESTON, MA 02493				50.0-116-0				5 GULL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNULTY CHRISTOPHER & RUSSELL HENRY E JR & DIAN				09/23/2020	QS	1,725,000	33288-75				
RUSSELL HENRY E JR ETUX				04/22/2009	F	1	23631-139				
				04/04/2003	QS	800,000	16693-209				

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-23-514	08/09/2023	3	ALT/RENO	11,987			0 0
10158	04/13/2010	3	ALT/RENO	50,000	03/01/2011		100 100
04834	11/15/2004	2	ADDITIONS	100,000	10/03/2006	TL	100 100
04037	01/28/2004	3	ALT/RENO	55,000	10/03/2006	TL	100 100
920172	04/14/1992	4	DETACH.STRUC	900	05/03/1993	JS	100 100

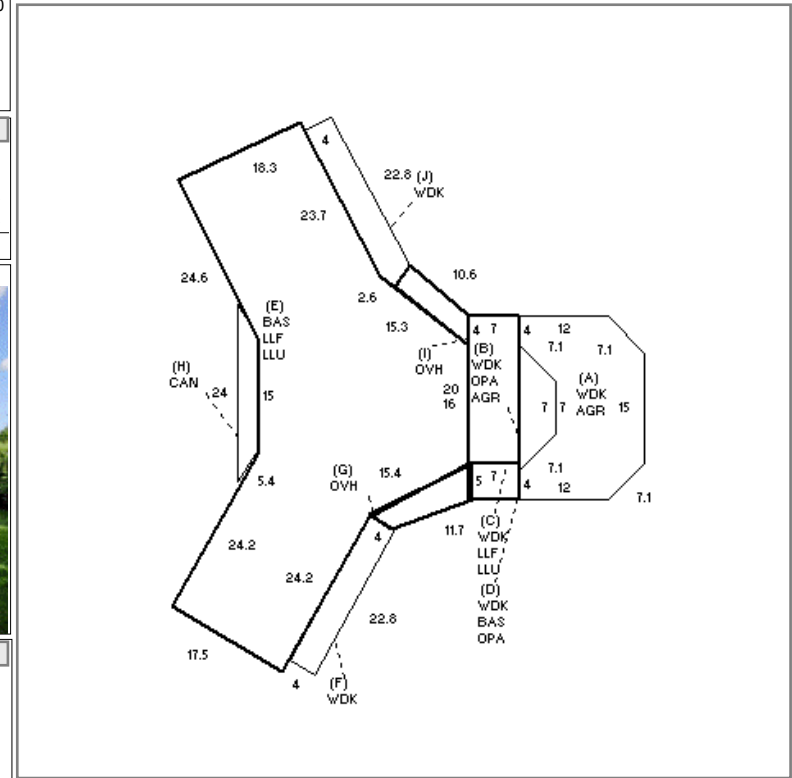
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	1,319,920	1.00	A	1.00	BVG	5.60		1,211,810
300	A	0.142	15	1.00	100	1.00	100	1.00	91,280	1.00	A	1.00	BVG	5.60		12,960

TOTAL	1.060 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	1,224,800	774,200
Infl1	AVG			LAND BUILDING	587,000	1,011,600			
N_Index	AVG			DETACHED	1,100	1,500			
				OTHER	0	0			
						TOTAL	1,812,900	1,787,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 16		128	16.42	1,100



BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	RP
MODEL	1		RESIDENTIAL	LIST	10/8/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/8/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	652,202	
NET AREA	3,390	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	AGR	N	ATT GARAGE	400		85.32	34,127	CONDITION ELEM	CD	
\$NLA(RCN)	\$192	OVERALL	1.170	EXT COVER	4	VINYL	1.00	+	LLU	N	LOWER LEVEL UNF	1,702		37.43	63,708	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	1,702	1985	63.70	108,422	INTERIOR	V	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	95		87.84	8,345	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,597	1985	224.25	358,123	BATHS	V	
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	764		26.11	19,948	HEAT	A	
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	OVH	L	OVERHANG	91	1985	221.37	20,145	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	H	CAN	N	CANOPY	59		16.10	950			
				USE	0		1.00	F11	O	FPL 1S 1OP	1		9,800.90	9,801				
								FIX	O	XTRA FIXTURES	11		2,603.17	28,635				
																EFF.YR/AGE	2009 / 13	
																COND	10 10 %	
																FUNC	0	
																ECON	0	
																DEPR	10 % GD 90	
																RCNLD	\$587,000	