

Key: 11030

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.321

LEGAL

LAND

DETAILED

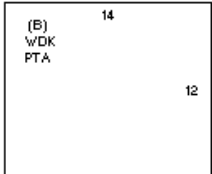
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCARA ALEXANDER EMRYS & MELINDA JANE MCARA P O BOX 378 CATAUMET, MA 02534-0378				51.4-70-0				2 OLOFSON DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				03/07/2000	A		12867-306				
				02/29/1988	XX		6157-49				

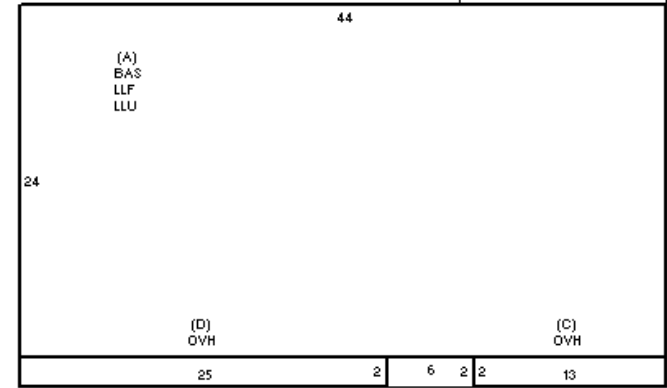
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-439	11/11/2020	3	ALT/RENO	8,761			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	33,055	14	1.00	100	1.00	100	1.00	294,625	1.15	A	1.00	R06	1.25									256,860

TOTAL	33,062 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	256,900	227,300			
Infl1	AVG		BUILDING	272,400	261,700			
N_Index	AVG		DETACHED	42,100	34,400			
			OTHER	0	0			
			TOTAL	571,400	523,400			



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	10 0.90		24 X 28	672	49.32	29,800
IPG	G	1.20	50 0.50		20 X 40	800	30.87	12,300
SHF	A	1.00	50 0.50		8 X 10		0.00	
SHF	A	1.00	50 0.50		8 X 12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2013	TL
MODEL	1		RESIDENTIAL	LIST	8/14/2013	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/14/2013	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.005
NET AREA	2,188	DETAIL ADJ	1.000
\$NLA(RCN)	\$162	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	75	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,056		34.13	36,042
EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,056	1973	58.09	61,339
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,056	1973	204.50	215,953
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	168		15.03	2,526
FLOOR COVER	1	HARDWOOD	1.02	B	WDK	N	WOOD DECK	168		37.26	6,260
INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	76	1973	192.93	14,663
HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	12		101.29	1,216
FUEL SOURCE	2	GAS	1.00	F	12	O	FPL 1S 2OP	1		8,969.80	8,970
USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,268.73	6,806

TOTAL RCN	353,774
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$272,400