Key: 11032

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,323

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLANE JOYCE M C/O FIENGA EDWARD A & PO BOX 172 CATAUMET, MA 02534	51.4-72-0	1290 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FIENGA EDWARD A &	01/27/2023	U	450,000	35613-104
MCLANE JOYCE M	03/23/2015	F		28752-127
MCLANE WINFRED H &		XX		01328-0719

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	%

LAND

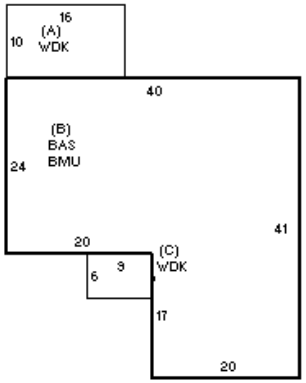
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,400	14 1.00	100 1.00	100 1.00	223,915	1.19	A 1.00	R03 0.95			192,750

TOTAL	31,407 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	192,800	170,600
BUILDING	259,500	229,600
DETACHED	0	0
OTHER	0	0
TOTAL	**452,300**	**400,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	6 X 8			0.00	

PHOTO 08/18/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/18/2008	SAL
LIST	8/18/2008	SAL
REVIEW	8/28/2008	ER

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,300	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	214		25.50	5,456
B	BMU	N	BSMT UNFINISHED	1,300		31.45	40,888
B	BAS	L	BASE AREA	1,300	1970	185.08	240,600
	BMG	O	BSMT GARAGE	2		7,017.85	14,036
	F11	O	FPL 1S 1OP	1		7,894.10	7,894

TOTAL RCN	308,875

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$259,500