

Key: 11274

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.584

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN KEVIN C/O MCLAUGHLIN KEVIN & PO BOX 244 N FALMOUTH, MA 02556				55.0-3-0				175 JAMES WEST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN KEVIN & MCLAUGHLIN KEVIN				10/13/2023	F	100	36033-152				
				03/28/2016	G	68,000	29537-198				
ULIANO DONALD F				12/22/2009	G	89,000	24256-68				

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	%
B-22-106	05/11/2022	1	NEW CONSTRUC	783,768	06/22/2023	SL	33	55

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	188,560	1.00	A	1.00	R02	0.80		173,120
300	A	1,483	14	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R02	0.80		19,340

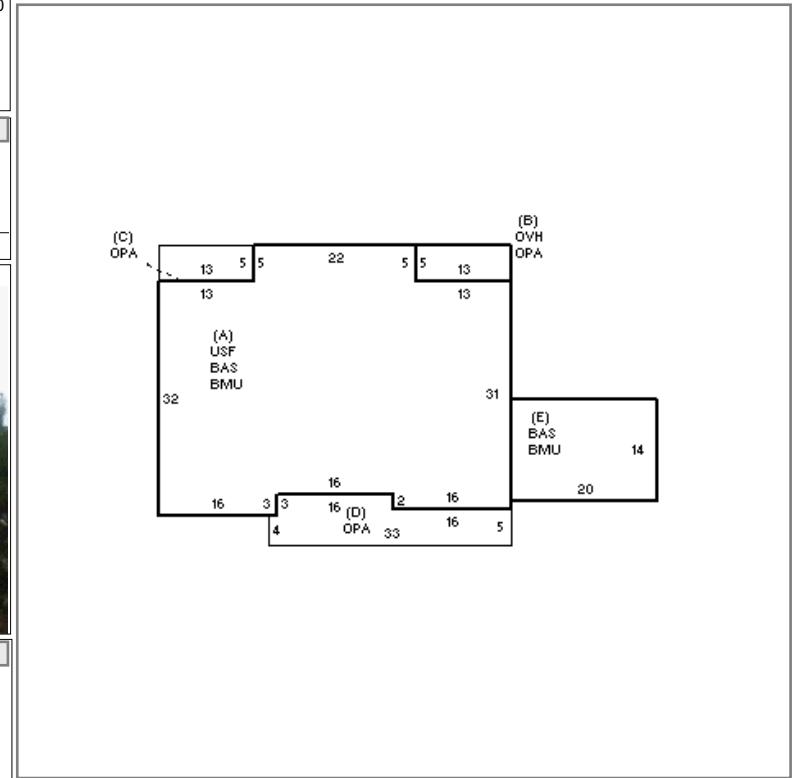
TOTAL	2.401 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N 2.4 ac in Bourne; .62 ac in Falmouth / Physical address changed to 175 James West Rd 8/4/2022. Per Tim L, this changed occured 5 years ago				LAND	192,500	170,300	
Infl1	AVG	O				BUILDING	345,600	0	
N_Index	AVG	T				DETACHED	0	0	
		E				OTHER	0	0	
						TOTAL	538,100	170,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2023	TL
MODEL	1		RESIDENTIAL	LIST	2/8/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/6/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	628,315
NET AREA	3,509	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,862		30.53	56,846		
\$NLA(RCN)	\$179	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,862	2022	182.36	339,552		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,582	2022	107.05	169,346		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	326		60.59	19,754		
				FLOOR COVER	1	HARDWOOD	1.02	B	OVH	L	OVERHANG	65	2022	186.47	12,121		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	14		2,192.61	30,697		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	2	1.00	EXTERIOR	A
ROOMS	7	1.00	INTERIOR	A
BEDROOMS	4	1.00	KITCHEN	A
BATHROOMS	4	1.00	BATHS	A
FIXTURES	19	1.00	HEAT	A
GARAGE CAPACITY	0	1.00	ELECT	A
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2022 / 0	
COND	0	0 %
FUNC	45	uc
ECON	0	
DEPR	45	% GD 55
RCNLD	\$345,600	