

Key: 11281

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.591

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD JAMES E 244 OLD MAIN RD N FALMOUTH, MA 02556				55.0-8-0				17 SANDERLING DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD JAMES E				05/15/2014	QS	243,000	28144-177				
KING E HARLAN &				04/26/2005	QS	311,000	()				
ARNONE WILLIAM H TR				04/28/2000	X	12975-50					

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-23-668	10/12/2023	14	SOLAR	28,000			100	100
16561	07/01/2016	15	INSULATE/WEA	1,400	08/25/2016		100	100
R13-00063	06/04/2013	3	ALT/RENO		06/22/2021		100	100
11510	09/01/2011	3	ALT/RENO	5,600	06/22/2021	RP	100	100
08398	07/31/2008	3	ALT/RENO	3,800	06/17/2009		100	100

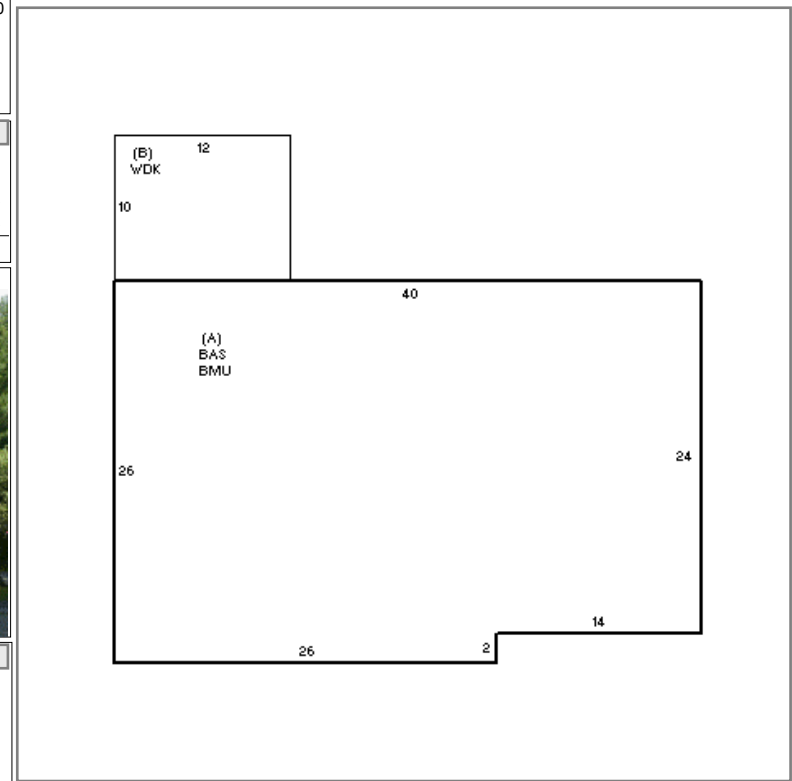
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,000	14	1.00	100	1.00	100	1.00	294,625	2.47	A	1.00	R06	1.25		217,530
300	A	0.200	14	1.00	100	1.00	100	1.00	20,375	1.00	OS	1.00	R06	1.25		4,080

TOTAL	13,000 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE			LAND	221,600	196,100
Infl1	AVG		BUILDING	184,400	163,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	406,000	359,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/22/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1982	SIZE ADJ	1.015
NET AREA	1,012	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,012		35.16	35,583
A	BAS	L	BASE AREA	1,012	1982	185.10	187,325
B	WDK	N	WOOD DECK	120		38.10	4,573
	BMG	O	BSMT GARAGE	1		6,873.20	6,873
	FIX	O	XTRA FIXTURES	1		2,053.90	2,054

TOTAL RCN	236,407
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$184,400
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