

Key: 1237

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.246

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|----------------------|--|--|--|------------------|----|------------|--------------|--|
| MCDONNELL JOSEPH A & CATHLEEN M MCDONNELL 273 WILLISTON RD SAGAMORE BEACH, MA 02562-0000 | | | | 7.0-47-4 | | | | 273 WILLISTON RD | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | MCDONNELL JOSEPH A & | | | | 08/03/1984 | QS | 15,000 | 4201-20 | |

| 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-23-47 18045 | 01/27/2023 01/18/2018 | 14 15 | SOLAR INSULATE/WEA | 24,000 3,451 | | | 100 100 | 100 100 |

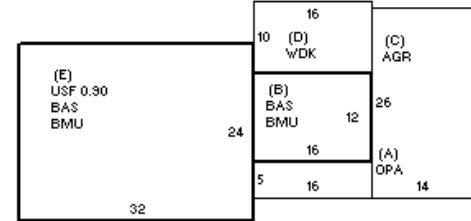
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 32,726 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 259,270 | 1.16 | A | 1.00 | R04 1.10 | 225,480 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 32,714 SF | ZONING | 1 | FRNT | 150 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | N SAG | NOTE | LAND | 225,500 | 199,600 | | | |
| Infl1 | AVG | | BUILDING | 288,800 | 255,500 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | 514,300 | 455,100 | | | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/20/2022 | NMP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/2/2008 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 7/23/2008 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

UNIT

| YEAR BLT | 1984 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,651 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$224 | OVERALL | 1.040 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.9 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 8 | 1.00 | |
| GARAGE CAPACITY | 1 | 1.00 | |
| % BSMT FINISH | 0 | 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 | OPA | N | OPEN PORCH | 80 | | 75.48 | 6,039 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BMU | N | BSMT UNFINISHED | 960 | | 38.30 | 36,770 |
| ROOF SHAPE | 3 | GAMBREL | 1.00 | + | BAS | L | BASE AREA | 960 | 1984 | 208.30 | 199,967 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | AGR | N | ATT GARAGE | 364 | | 73.31 | 26,687 |
| FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 | D | WDK | N | WOOD DECK | 160 | | 36.74 | 5,878 |
| INT. FINISH | 2 | DRYWALL | 1.00 | E | USF | L | UPPER STORY FIN | 691 | 1984 | 114.21 | 78,922 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | FPL 2S 1OP | | 1 | | 9,253.00 | 9,253 |
| FUEL SOURCE | 1 | OIL | 1.00 | FIX | O | XTRA FIXTURES | | 3 | | 2,237.00 | 6,711 |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 370,226 |
|----------------|------------|
| 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 | \$288,800 |