

Key: 1382

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.386

LEGAL

LAND

DETACHED

BUILDING

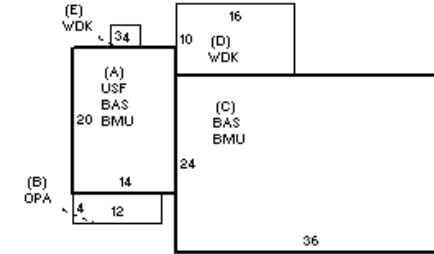
CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY DONALD J ETUX LAUREEN OCONNOR-MAHONEY PO BOX 45 SAGAMORE BEACH, MA 02562				7.2-24-0				4 FOX RUN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHONEY DONALD J ETUX MAHONEY DONALD J				11/20/2003 07/19/1974	F XX	100	(171318) (62340)				

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	%
552089	09/01/1989	4	DETACH.STRUC	900	06/05/1990	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	10,700	1	1.00	100	1.00	100	1.00	259,270	2.94	A	1.00	R04	1.10									187,460

TOTAL	10,716 SF	ZONING	1	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	187,500	165,900			
Infl1	AVG		BUILDING	246,300	217,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				433,800	383,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	6/27/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	7/24/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,424	DETAIL ADJ	1.000
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	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	+	BMU	N	BSMT UNFINISHED	1,144		37.01	42,342
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	280	1987	194.84	54,556
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	280	1987	111.68	31,271
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	48		82.70	3,970
FLOOR COVER	35	W/W-VINYL	1.00	C	BAS	L	BASE AREA	864	1974	194.85	168,347
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	172		35.50	6,106
HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP		1		8,941.10	8,941
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		2		2,161.45	4,323
USE	0		1.00								

TOTAL RCN	319,856
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	\$246,300