Key: 1527

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,529

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN JOHN W & MARY ELLEN MCLAUGHLIN 16 DIANDY RD SAGAMORE BEACH, MA 02562-2422	7.3-102-0	16 DIANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN JOHN W &		XX		03771-0335

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

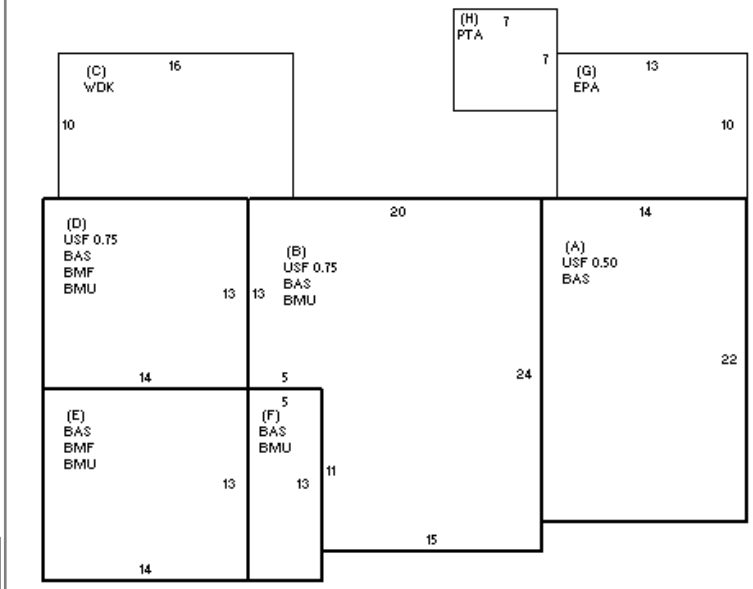
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05539	08/10/2005	2	ADDITIONS	12,000	04/05/2006	TL	100	100
04407	06/04/2004	4	DETACH.STRUC	1,200	04/05/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	1 1.00	100 1.00	100 1.00	259,270	1.66	A 1.00	R04 1.10			204,720

TOTAL	20,691 SF	ZONING	1	FRNT	170
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	204,700	181,200
BUILDING	345,800	306,000
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**552,600**	**489,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100

PHOTO 07/11/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2021	NMP
LIST	6/19/2008	JH
REVIEW	7/21/2008	ER

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,771	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	31	W/W-HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	915	1983	211.34	193,372
+	USF	L	UPPER STORY FIN	609	1983	119.71	72,901
+	BMU	N	BSMT UNFINISHED	854		40.14	34,283
C	WDK	N	WOOD DECK	160		38.50	6,161
D	BMF	N	BSMT FINISH	182		64.32	11,707
E	BMF	N	BSMT FINISH	182		64.32	11,707
+	BAS	L	BASE AREA	247	1983	211.34	52,200
G	EPA	N	ENCLOSED PORCH	130		90.57	11,774
H	PTA	N	PATIO	49		16.92	829
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	411,665

CONDITION ELEM	CD
EXTERIOR	A
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		$345,800