

Key: 15273

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.756

LEGAL

LAND

DETACHED

BUILDING

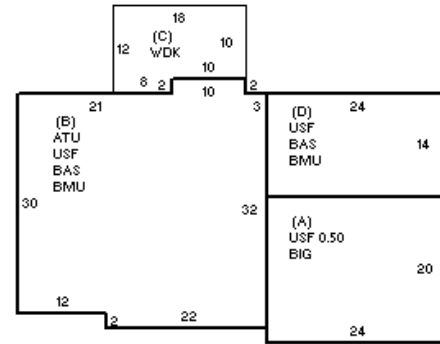
CURRENT OWNER				PARCEL ID				LOCATION			
MCCABE JOSEPH M & WHITNEY OLEARY KENT 2 TIFFANY RD BOURNE, MA 02532				35.1-176-0				2 TIFFANY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCABE JOSEPH M & SUCHY PETER & ELIZABETH A				08/02/2019	QS	555,000	32199-209				
				05/23/2018	QS	560,000	31288-68				
				05/21/2003	QS	475,000	16957-83				

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-21-169	03/12/2021	15	INSULATE/WEA	1,107			100	100
H553	06/12/2020	4	DETACH.STRUC				100	100
H84	04/14/2020	4	DETACH.STRUC				100	100
20280	03/26/2020	4	DETACH.STRUC	2,300	05/03/2021	TL	100	100
19913	09/30/2019	8	POOL	35,000	05/03/2021	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	247,485	1.00	A	1.00	R05	1.05	227,210
300	A	0.062	9	1.00	100	17,115	1.00	A	1.00	R05	1.05	1,060

TOTAL	42,666 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	228,300	202,000		
Infl1	AVG		BUILDING	565,500	506,400		
N_Index	AVG		DETACHED	34,900	33,300		
			OTHER	0	0		
			TOTAL	828,700	741,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.90	10 0.90 12 X 16	2019	192	30.30	5,200
CAN	E	1.90	10 0.90 6 X 16	2019	96	9.31	800
IPG	E	1.90	10 0.90 18 X 36	2020	648	49.58	28,900



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/14/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2001	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	673,225	
NET AREA	3,080	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	480		87.65	42,070			
\$NLA(RCN)	\$219	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,660	2001	116.22	192,932			
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,420		35.71	50,712			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,420	2001	205.08	291,214			
				FLOOR COVER	1	HARDWOOD	1.02	B	ATU	N	ATTIC UNF	1,084		44.64	48,394			
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	196		39.10	7,663			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1			9,847.40	9,847			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	7			2,380.61	16,664			
				USE	0		1.00	JAC	O	JACUZZI	1			13,727.60	13,728			
																EFF.YR/AGE	2003 / 19	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$565,500	