

Key: 17142

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.248

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CLANCY GEORGE & JONI CLANCY 38 CHURCH LANE BOURNE, MA 02532				6.0-261-0				38 CHURCH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLANCY GEORGE & BEANE BRENDAN D				05/20/2022	QS	550,000	35132-184				
BEANE BRENDAN D				09/11/2020	F	1	33249-28				
BEANE BRENDAN D &				10/04/2019	F	1	32354-317				

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	%
15619	07/22/2015	3	ALT/RENO		06/10/2022	TL	100	100
13385	06/17/2013	1	NEW CONSTRUC	9,000	03/06/2014	TL	100	100

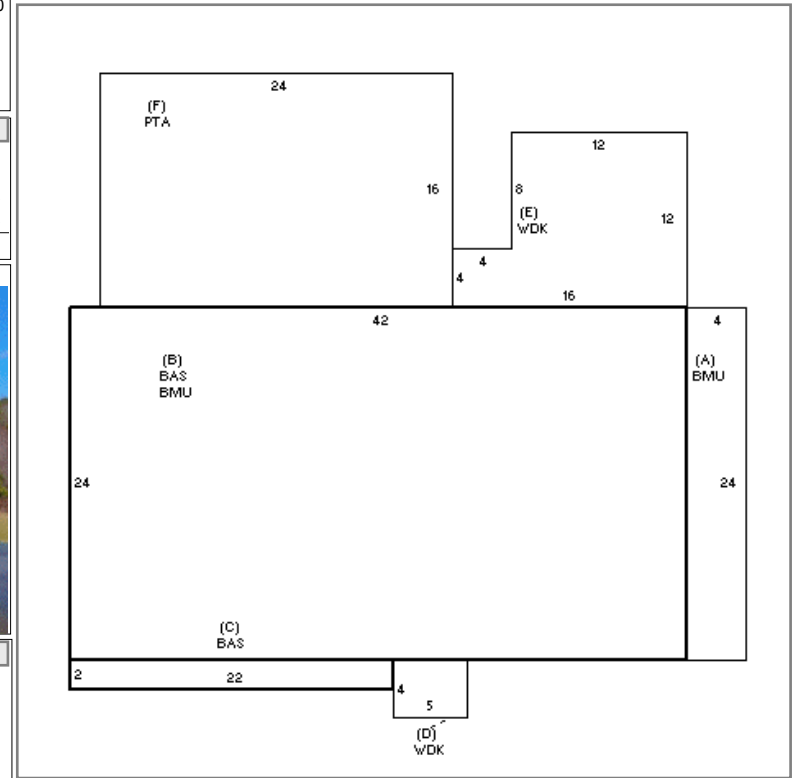
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 3		1.00	100	212,130	1.00	A	1.00	R05	0.90	194,750
300	A	0.073 3		1.00	100	14,670	1.00	A	1.00	R05	0.90	1,070

TOTAL	43,171 SF	ZONING	1	FRNT	225	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	195,800	192,600			
Infl1	AVG		BUILDING	284,300	251,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	480,100	444,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/7/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/10/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2013	SIZE ADJ	1.015
NET AREA	1,052	DETAIL ADJ	1.000
\$NLA(RCN)	\$284	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,104		38.86	42,904
+	BAS	L	BASE AREA	1,052	2013	204.59	215,226
+	WDK	N	WOOD DECK	180		37.28	6,710
F	PTA	N	PATIO	384		14.49	5,564
	BMG	O	BSMT GARAGE	2		7,596.65	15,193
	FIX	O	XTRA FIXTURES	3		2,269.70	6,809
	GFP	O	GAS FIREPLACE	1		6,820.80	6,821

TOTAL RCN	299,228
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2014 / 8
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$284,300