

Key: 1717

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.730

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD THOMAS R AND C/O MCDONALD THOMAS & NANCY TR 60 BOURNE DALE RD BOURNE, MA 02532				10.0-48-0				60 BOURNE DALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD THOMAS & NANCY T				08/21/2023	F	1	35949-182				
MCDONALD THOMAS R AND				06/26/1998	QS	218,000	11527-140				
FANTONI, PETER P. ETAL				04/18/1997	G	148,000	N/A-N/A				

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	%
970423	08/26/1997	1	NEW CONSTRUC	100,000	03/18/1999	JS	100	100

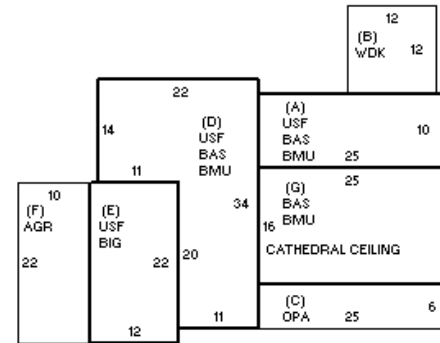
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	50,861	3	1.00	100	1.00	100	1.00	188,560	0.85	A	1.00	R03	0.80			186,740

TOTAL	1.168 Acres	ZONING	2	FRNT	250	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	N O T E Changed address from 4 Glacier Way to 60 Bourne Dale Rd.- per Engineer; Shared driveway on Glacier way w/#2 & #10 Glacier Way & #56 Bourne Dale Rd.	LAND	186,700	165,300			
Infl1	AVG		BUILDING	400,100	354,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>586,800</b>	<b>519,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2016	TL
MODEL	1		RESIDENTIAL	LIST	4/12/2016	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1998	SIZE ADJ	1.005
NET AREA	2,220	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,178		39.21	46,193
+	BAS	L	BASE AREA	1,178	1998	206.43	243,175
+	USF	L	UPPER STORY FIN	1,042	1998	111.80	116,498
B	WDK	N	WOOD DECK	144		42.49	6,119
C	OPA	N	OPEN PORCH	150		73.78	11,068
E	BIG	N	BUILT-IN GARAGE	264		95.21	25,136
F	AGR	N	ATT GARAGE	220		75.05	16,512
	F21	O	FPL 2S 1OP	1		9,472.80	9,473
	FIX	O	XTRA FIXTURES	6		2,290.13	13,741

TOTAL RCN	487,914
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$400,100