

Key: 1786

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.802

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACELHINEY ALAN 12 HERRING POND RD BUZZARDS BAY, MA 02532				11.0-8-0				12 HERRING POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACELHINEY ALAN				04/13/2007	F		1 21941-103				
MACELHINEY JO-ANN M & MACELHINEY DUDLEY L &				04/13/2007	F		21941-99/101 02329-0003				
					XX						

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-23-110	02/28/2023	3	ALT/RENO	10,000			100 100
EXB-22-873	12/29/2022	3	ALT/RENO	32,000	02/13/2023	SL	100 100
EXB-22-835	12/08/2022	3	ALT/RENO	32,000	02/13/2023	SL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,570	3	1.00	100	1.00	100	1.00	188,560	2.11	A	1.00	R03	0.80			142,450

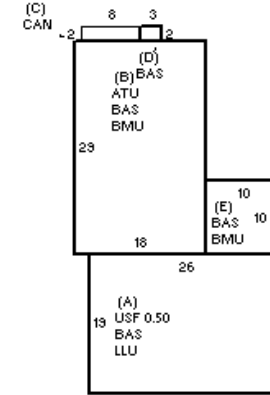
TOTAL	15,551 SF	ZONING	2	FRNT	148	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	142,500	126,100			
Infl1	AVG		BUILDING	290,000	225,300			
N_Index	AVG		DETACHED	0	600			
			OTHER	0	0			
			TOTAL	432,500	352,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/13/2023	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/11/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1838	SIZE ADJ	1.015
NET AREA	1,369	DETAIL ADJ	1.000
\$NLA(RCN)	\$286	OVERALL	1.240
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		8	1.00
BEDROOMS		5	1.00
BATHROOMS		1	1.00
FIXTURES		5	1.00
GARAGE CAPACITY		0	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	494		45.63	22,543
+	BAS	L	BASE AREA	1,116	1838	241.61	269,635
A	USF	L	UPPER STORY FIN	247	1838	138.49	34,206
+	BMU	N	BSMT UNFINISHED	622		57.93	36,035
B	ATU	N	ATTIC UNF	522		53.20	27,769
C	CAN	N	CANOPY	16		19.43	311
D	BAS	L	BASE AREA	6	2022	241.65	1,450

TOTAL RCN	391,948
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$290,000