

Key: 1894

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.909

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCNULTY DAVID F SR & C/O MUCCIARONE DEREK & 12 LONG BOAT RD BOURNE, MA 02532				11.0-122-0				12 LONG BOAT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MUCCIARONE DEREK & MCNULTY DAVID F SR &				03/03/2023	QS XX	575,000	35664-156 04463-0083				

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	%
13854	12/04/2013	15	INSULATE/WEA	2,742			100	100
12678	09/25/2012	3	ALT/RENO	12,260			100	100
890311	05/31/1989	3	ALT/RENO	500	01/16/1990	RMD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,012 2	1.00	100	1.00	212,130	1.30	A	1.00	R04	0.90	177,820
300	A	0.385 2	1.00	100	1.00	14,670	1.00	OS	1.00	R04	0.90	5,650

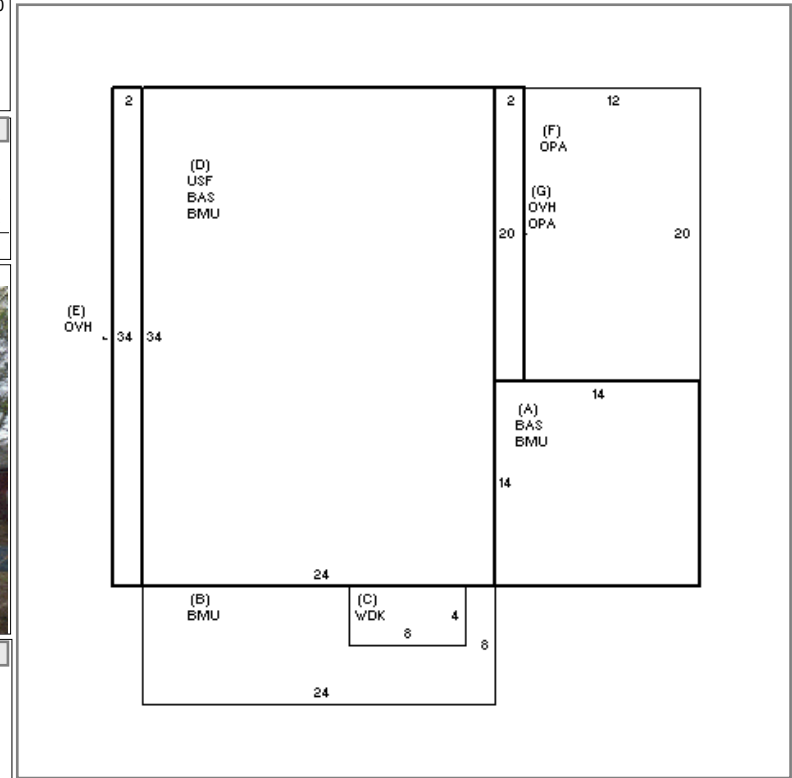
TOTAL	28,009 SF	ZONING	1	FRNT	255	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N O T E	MAP 11 PARCELS 114 & 138 = OPEN SPACE			LAND	183,500	162,400
Infl1	AVG		BUILDING	337,200	305,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	520,700	468,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	1/10/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/10/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1984	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	421,490		
NET AREA	1,936	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,204		34.20	41,180	CONDITION ELEM	CD		
\$NLA(RCN)	\$218	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,012	1984	205.52	207,986	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	32		67.85	2,171	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	816	1984	115.25	94,045	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	OVH	L	OVERHANG	108	1984	193.89	20,940	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	280		63.01	17,642	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		7,631.25	15,263	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		8,584.10	8,584				
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,280.02	13,680				
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$337,200