Key: 1899

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,914

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGINNIS F WESLEY & C/O BROWN JONI M TRS 24 LONGBOAT RD BOURNE, MA 02532	11.0-127-0	24 LONG BOAT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN JONI M TRS	09/20/2023	F	100	35992-52
MCGINNIS F WESLEY &		XX		04343-00132

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	%
19232	04/01/2019	15	INSULATE/WEA	1,911			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	27,676	2	1.00	100	1.00	100	1.00	212,130	1.32	A	1.00	R04	0.90			177,350
300	A	0.385	2	1.00	100	1.00	100	1.00	14,670	1.00	OS	1.00	R04	0.90			5,650

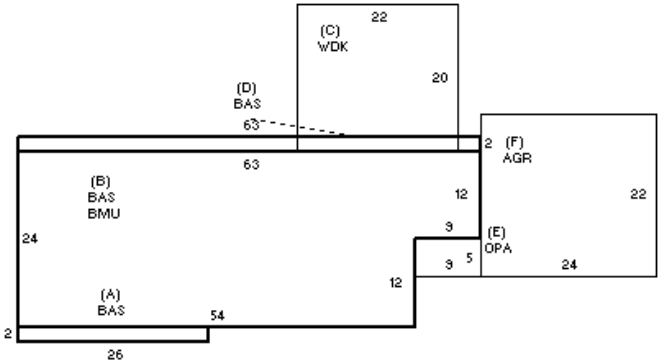
TOTAL	27,661 SF	ZONING	1	FRNT	102
Nbhd	S SAG	NOTE	MAP 11 PARCELS 114 & 138 = OPEN SPACE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	183,000	162,000
BUILDING	319,300	281,000
DETACHED	0	0
OTHER	0	0
TOTAL	**502,300**	**443,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/03/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/3/2023	SL
LIST	1/3/2023	SL
REVIEW	1/3/2023	SL

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,582	DETAIL ADJ	1.000
$NLA(RCN)	$259	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,582	1984	188.99	298,990
B	BMU	N	BSMT UNFINISHED	1,404		32.91	46,208
C	WDK	N	WOOD DECK	440		22.00	9,682
E	OPA	N	OPEN PORCH	45		83.95	3,778
F	AGR	N	ATT GARAGE	528		63.67	33,619
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	4		2,193.80	8,775

TOTAL RCN	409,311

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$319,300