

Key: 2081

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.091

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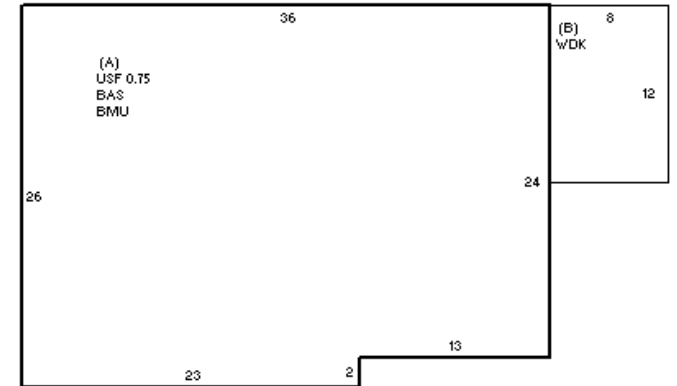
CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTHY MARY PO BOX 1398 SAGAMORE BEACH, MA 02562				12.1-2-3				85 HUNTERS BROOK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCARTHY MARY				12/20/2016	F	10	30180-187					
MCCARTHY MARY				12/06/1996	QS	135,000	10513-331					
GAULT DAVID A &				08/06/1993	F	1	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	1	1.00	100	1.00	100	1.00	1.00	R03	1.00	185,010

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-22-831	12/12/2022	3	ALT/RENO	15,074	04/20/2023	SL	100 100
07546	09/06/2007	3	ALT/RENO	12,000	04/11/2008	TL	100 100
05511	08/01/2005	3	ALT/RENO		04/05/2006	TL	100 100
920151	04/09/1992	4	DETACH.STRUC	1,000	02/24/1993	JS	100 100
900248	05/21/1990	6	FENCE	2,500	02/24/1993	JS	100 100

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TOTAL	19,994 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E				LAND	185,000	163,700
Infl1	AVG					BUILDING	266,300	235,100
N_Index	AVG					DETACHED	1,200	2,000
						OTHER	0	0
						TOTAL	452,500	400,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/20/2023
SHF	A	1.00	50 0.50	12 X 12		144	16.42	1,200	



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BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/15/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/20/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1987	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	341,440		
NET AREA	1,593	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	910		40.51	36,866	CONDITION ELEM	CD		
\$NLA(RCN)	\$214	OVERALL	1.100	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	910	1987	220.32	200,488	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	683	1987	120.80	82,508	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	96		48.88	4,693	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		9,786.80	9,787	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,366.07	7,098	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$266,300