

Key: 2117

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.128

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCDEVITT KAREN E TRS KAREN E MCDEVITT TRUST PO BOX 484 SAGAMORE BEACH, MA 02562				12.1-33-0				50 HUNTERS BROOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDEVITT KAREN E TRS				11/15/2018	F	10	31664-163				
MCDEVITT KAREN E				10/01/1996	QS	110,000	10414-208				
FROMAN SCOTT A &				01/20/1993	F	1	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	%
13573	09/03/2013	3	ALT/RENO	3,600	10/14/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,500	1	1.00	100	1.00	100	1.00	235,700	2.39	A	1.00	R03	1.00			174,810

TOTAL	13,504 SF	ZONING	1	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	174,800	154,700			
Infl1	AVG		BUILDING	182,600	161,600			
N_Index	AVG		DETACHED	1,200	1,700			
			OTHER	0	0			
			TOTAL	358,600	318,000			

DETACHED

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



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	NMP
MODEL	1		RESIDENTIAL	LIST	7/15/2008	MR
STYLE	4	1.05	CAPE [100%]	REVIEW	8/8/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1982	SIZE ADJ	1.020
NET AREA	962	DETAIL ADJ	1.000
\$NLA(RCN)	\$243	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	624		51.18	31,934
A	BAS	L	BASE AREA	312	1982	229.33	71,552
A	USF	L	UPPER STORY FIN	312	1982	122.33	38,168
B	WDK	N	WOOD DECK	224		28.79	6,450
C	OVH	L	OVERHANG	26	1982	201.37	5,236
D	BAS	L	BASE AREA	312	1982	229.33	71,552
	FIX	O	XTRA FIXTURES	2		2,367.60	4,735
	MST	O	MAS/METAL STACK	1		4,437.20	4,437

TOTAL RCN	234,064
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	\$182,600

