

Key: 2276

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.290

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCOY DAVID W & BARBARA A MCCOY P O BOX 542 SAGAMORE, MA 02561-0542				12.3-71-0				10 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCOY DAVID W &				06/02/1988	QS	126,400	6287-272				

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	%
		3	ALT/RENO		01/11/2023	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,104	2	1.00	100	1.00	100	1.00	212,130	4.29	A	1.00	R06	0.90			148,300

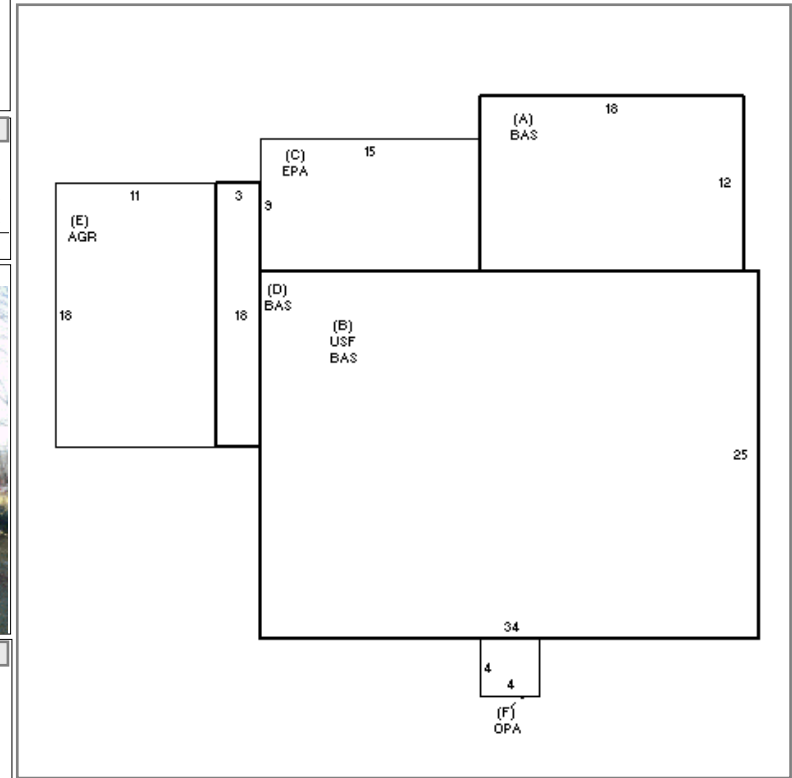
TOTAL	7,100 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE			LAND	148,300	131,300	
Infl1	AVG		BUILDING	292,400	253,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	440,700	384,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	1/11/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/11/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.010
NET AREA	1,970	DETAIL ADJ	1.000
\$NLA(RCN)	\$195	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
+	BAS	L	BASE AREA	1,120	1925	205.52	230,181
B	USF	L	UPPER STORY FIN	850	1925	115.25	97,963
C	EPA	N	ENCLOSED PORCH	135		88.07	11,890
E	AGR	N	ATT GARAGE	198		91.77	18,171
F	OPA	N	OPEN PORCH	16		101.78	1,628
	CPC	O	CAPE CELLAR	1		4,042.60	4,043
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	5		2,279.94	11,400

TOTAL RCN	384,707
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$292,400