

Key: 2833

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.870

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
MCGRAD JUDITH C TRS OF JUDITH MCGRAD TRUST 3 KNOB LN BUZZARDS BAY, MA 02532										15.0-41-0				3 KNOB LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
MCGRAD JUDITH C TRS OF										06/15/2016	F	1	29726-320				
MCGRAD JUDITH C &										04/16/2014	S	300,000	28091-23				
FEDERAL NATIONAL MORT ASS										04/11/2014	L	391,672	28081-94				

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	%
15128	03/16/2015	15	INSULATE/WEA	1,125	04/14/2015		100	100
141076	12/18/2014	10	WOODSTOVE	2,961	04/08/2015		100	100
08516	09/01/2008	10	WOODSTOVE				100	100
01588	09/20/2001	3	ALT/RENO	2,000	03/27/2002	TL	100	100

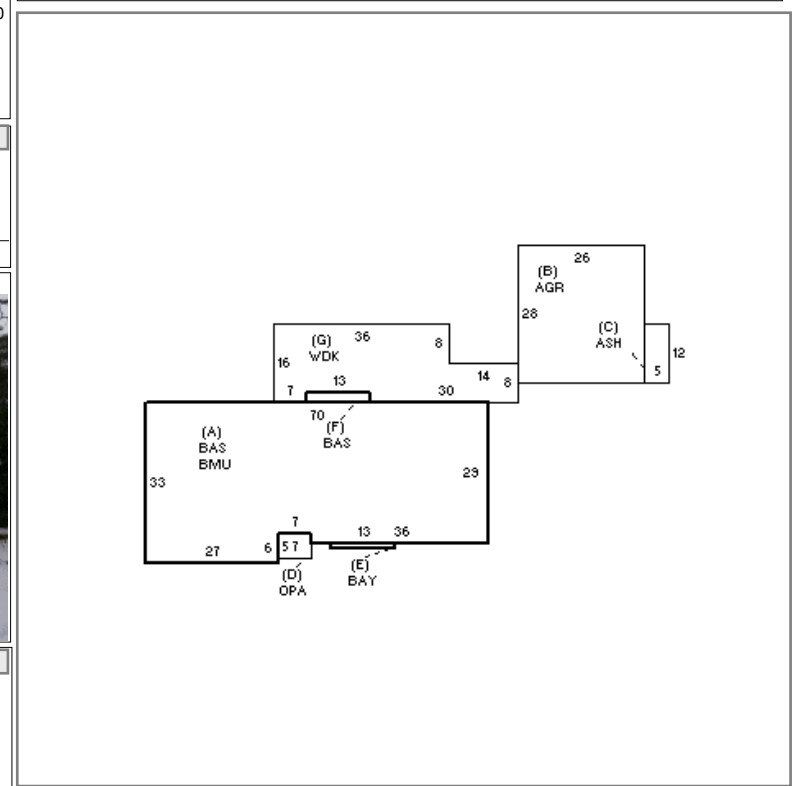
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4	1.00	100	1.00	235,700	1.00	A	1.00	R02	1.00	216,390
300	A	0.082 4	1.00	100	1.00	16,300	1.00	A	1.00	R02	1.00	1,340

TOTAL	43,560 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	217,700	154,200			
Infl1	AVG		BUILDING	406,000	359,300			
N_Index	AVG		DETACHED	20,300	19,300			
			OTHER	0	0			
			TOTAL	644,000	532,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75		788	34.27	20,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/11/2014	TL
MODEL	1		RESIDENTIAL	LIST	11/11/2014	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,192	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	2,124		28.88	61,336
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	AGR	N	ATT GARAGE	728		58.43	42,534
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	60		23.97	1,438
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	35		81.89	2,866
				FLOOR COVER	3	W/W CARPET	1.00	E	BAY	L	BAYWINDOW	13	1986	181.98	2,366
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,150	1986	172.72	371,355
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	WDK	N	WOOD DECK	662		21.47	14,211
				FUEL SOURCE	1	OIL	1.00		BAY	L	BAYWINDOW	16	1986	182.03	2,913
				USE	0		1.00		OVH	L	OVERHANG	13	1986	181.98	2,366
									F12	O	FPL 1S 2OP	1		8,462.10	8,462
									FIX	O	XTRA FIXTURES	5		2,140.24	10,701

TOTAL RCN	520,547
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	\$406,000