

Key: 2906

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.943

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCNEIL JOSEPH F JR & SUSAN M				15.0-116-0				15 SETTLERS WAY				
15 SETTLERS WAY				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BOURNE, MA 02532				MCNEIL JOSEPH F JR & SUSAN				07/30/2018	QS	465,000	31434-307	
				CARPENTER WILLIAM ETUX				08/30/2013	QS	379,900	27659-349	
				PILGRIM PINES LD LLC				08/30/2013	B	14,884	27659-347	

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 %
19201	03/22/2019	15	INSULATE/WEA	2,187			100 100
19027	01/08/2019	15	INSULATE/WEA	1,785			100 100
		12	CYCLICAL		09/12/2018	DB	100 100
15368	05/18/2015	14	SOLAR	14,000	06/11/2015		100 100
13382	06/14/2013	2	ADDITIONS	14,000	03/14/2014		100 100


LAND

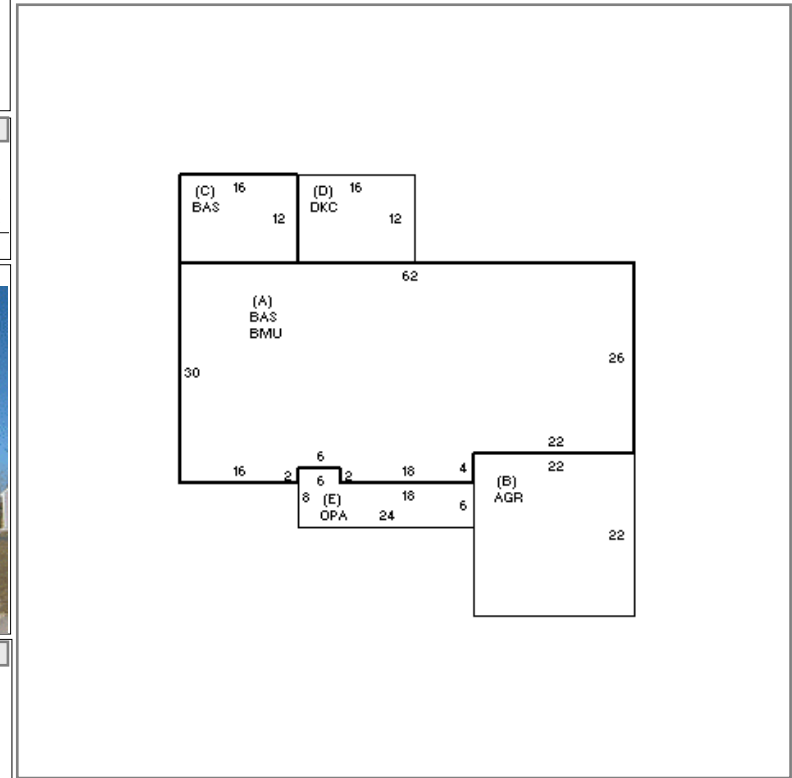
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,386 4		1.00	1.00	259,270	1.68	A	1.00	R07	1.10	204,180

TOTAL	20,386 SF	ZONING	1	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	204,200	197,100
Infl1	AVG		LAND	478,700	423,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>682,900</b>	<b>620,800</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/18/2014
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/18/2014	TL
MODEL	1		RESIDENTIAL	LIST	3/18/2014	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/16/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2013	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	503.899
NET AREA	1,952	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,760		31.45	55,345	CONDITION ELEM	CD
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	AGR	N	ATT GARAGE	484		65.55	31,724	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,952	2013	187.83	366,647	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	DKC	N	DECK-COMPOSITE	192		66.58	12,784	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	156		69.31	10,813	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	3			2,258.50	6,776	HEAT	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03	GFP	O	GAS FIREPLACE	1			6,787.20	6,787	ELECT	A
				FUEL SOURCE	2	GAS	1.00	JAC	O	JACUZZI	1			13,022.90	13,023		
				USE	0		1.00										
				CAPACITY													
STORIES	1		1.00														
ROOMS	7		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														
																EFF.YR/AGE	2014 / 8
																COND	5 5%
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$478,700