

Key: 2934

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.971

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CURRENT OWNER				PARCEL ID				LOCATION			
MCDONNELL JOHN & ELIZABETH M MCDONNELL 49 DESERET DR BUZZARDS BAY, MA 02532				15.0-144-0				49 DESERET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONNELL JOHN & PILGRIM PINES L D LLC				12/23/2004	QS	418,705	19378-344				
HEBB BRIAN E TR OF				12/23/2004	B	15,459	()				
				10/23/2001	G	561,533	14354-99+				

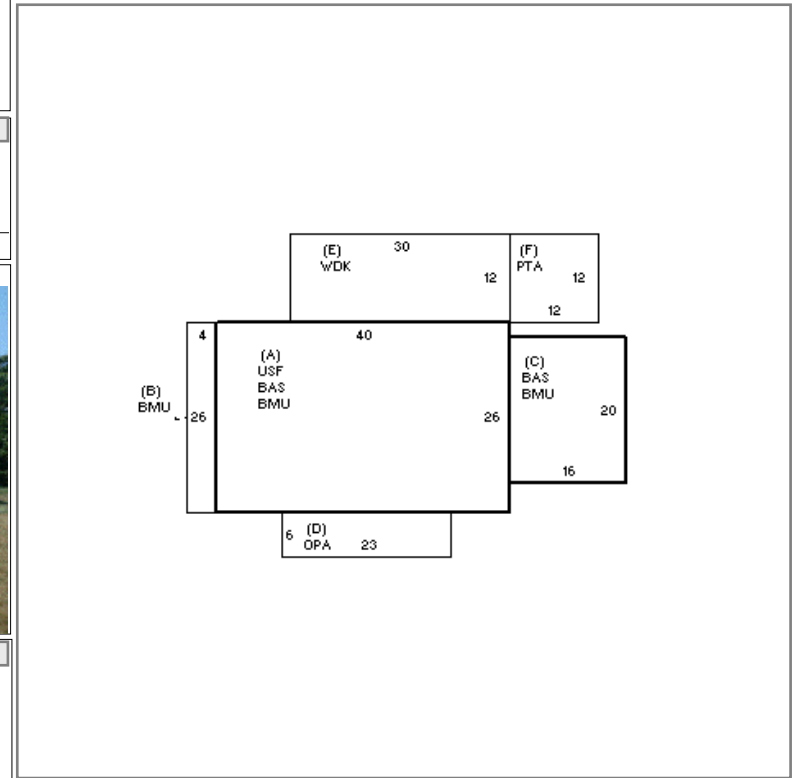
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
04613	08/12/2004	3	ALT/RENO		07/12/2022	SL	100 100
		1	NEW CONSTRUC	153,000	01/31/2005	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500 4		1.00 100	1.00 100	259,270	1.68	A	1.00	R07	1.10	204,380

TOTAL	20,500 SF	ZONING	1	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	204,400	197,300
Infl1	AVG		BUILDING	476,500	426,400			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
						TOTAL	682,200	624,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 10X10		100	16.90	1,300

PHOTO 07/12/2022



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/12/2022	VER
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/12/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2004	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	529,476
NET AREA	2,400	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,464		35.73	52,315		
\$NLA(RCN)	\$221	OVERALL	1.060	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,360	2004	210.27	285,967		
				ROOF SHAPE	2	HIP	1.02	A	USF	L	UPPER STORY FIN	1,040	2004	116.30	120,947		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	138		76.75	10,592		
				FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	360		23.89	8,602		
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO	144		15.99	2,302		
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		7,973.15	15,946		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	5		2,382.10	11,911		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,158.80	7,159		
									JAC	O	JACUZZI	1		13,736.00	13,736		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$476,500
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