

Key: 297

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 294

LEGALS

LAND

DETACHED

BUILDING

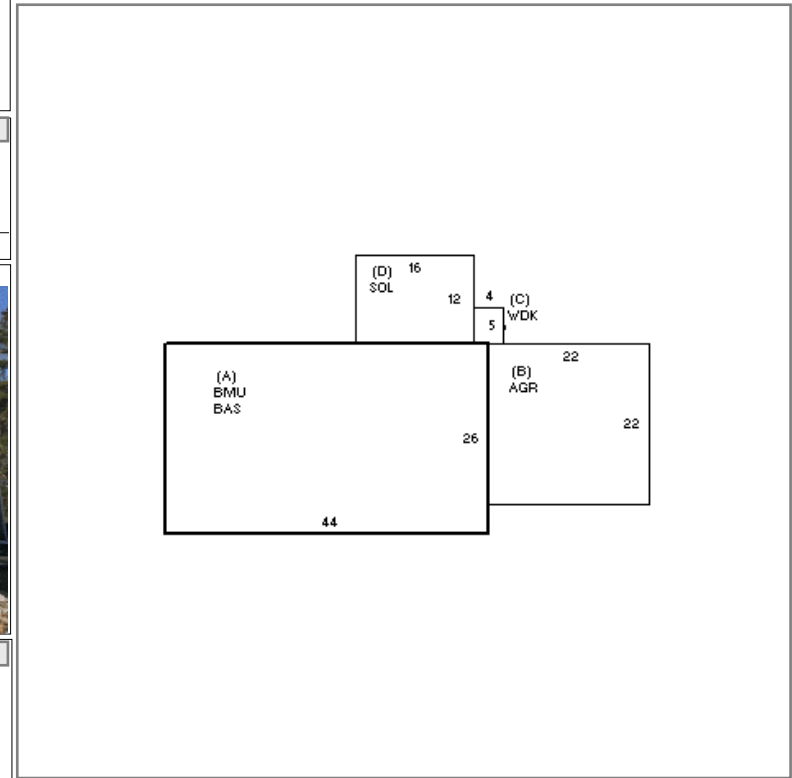
CURRENT OWNER				PARCEL ID				LOCATION			
MCMAHON SAMANTHA & GINA BEVILACQUA				3.0-172-0				17 LORD HAYFORD RD			
17 LORD HAYFORD RD				BUZZARDS BAY, MA 02532							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMAHON SAMANTHA & MCMAHON SAMANTHA & BUZZARDS BAY, MA 02532				10/26/2015	F	1	29226-315				
				04/19/2013	S	220,600	27305-318				
				06/06/2012	L	157,519	26391-200				

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	%
20075	01/21/2020	3	ALT/RENO	8,000			100	100
16129	02/26/2016	3	ALT/RENO	1,200	01/18/2018	TL	100	100
200629	10/13/2000	4	DETACH.STRUC	5,700	01/03/2001	TL	100	100
200379	06/20/2000	2	ADDITIONS	12,850	01/03/2001	TL	100	100
980445	08/03/1998	2	ADDITIONS	11,000	01/12/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,044	3	1.00	100	212,130	1.71	A	1.00	R05	0.90	166,570

TOTAL	20,038 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	166,600	163,800
Infl1	AVG		BUILDING	266,700	236,000			
N_Index	AVG		DETACHED	4,200	4,000			
			OTHER	0	0			
						TOTAL	437,500	403,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	
SHF	A	1.00	10 0.90 16 X 20		320	14.76	4,200



BUILDING	CD	ADJ	DESC	MEASURE	1/18/2018	TL
MODEL	1		RESIDENTIAL	LIST	1/18/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,562
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	1,144	1992	192.90	220,674	CONDITION ELEM	CD
\$NLA(RCN)	\$295	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BMU	N	BSMT UNFINISHED	1,144		36.64	41,918	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	484		62.11	30,059	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	20		71.00	1,420	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	D	SOL	N	SOLARIUM	192		96.31	18,491	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		BMF	N	BSMT FINISH	280		58.72	16,440	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	4		2,139.83	8,559	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
				EFF.YR/AGE 1998 / 24													
				COND 21 21 %													
				FUNC 0													
				ECON 0													
				DEPR 21 % GD 79													
				RCNLD \$266,700													