**Key: 303**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 300

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MEEHAN MICHAEL J JR &<br>LINDA A MEEHAN<br>5 LADY ALLISON WAY<br>BUZZARDS BAY, MA 02532-2360 | 3.0-178-0 | 5 LADY ALLISON WAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MEEHAN MICHAEL J JR & | 09/28/1992 | QS | 108,865 | 08224-00239 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

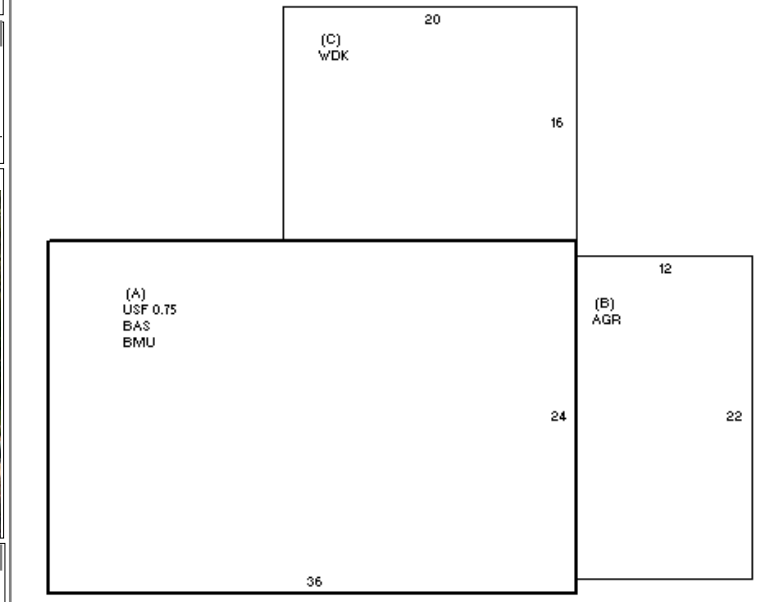
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| B-21-77 | 02/27/2021 | 8 | POOL | 9,600 | 05/10/2022 | TL | 100 | 100 |
| | 06/09/2017 | 12 | CYCLICAL | | 06/09/2017 | BC | 100 | 100 |
| 03090 | 02/27/2003 | 4 | DETACH.STRUC | 800 | 06/22/2005 | TL | 100 | 100 |
| 940235 | 05/27/1994 | 2 | ADDITIONS | 8,000 | 12/29/1994 | JS | 100 | 100 |
| 920302 | 06/10/1992 | 1 | NEW CONSTRUC | 27,500 | 01/19/1993 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,744 | 3 1.00 | 100 1.00 | 100 1.00 | 212,130 | 1.66 | A 1.00 | R05 0.90 | | | 167,560 |

| TOTAL | 20,735 SF | ZONING | 2 | FRNT | 108 |
|---|---|---|---|---|---|
| Nbhd | BDALE | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

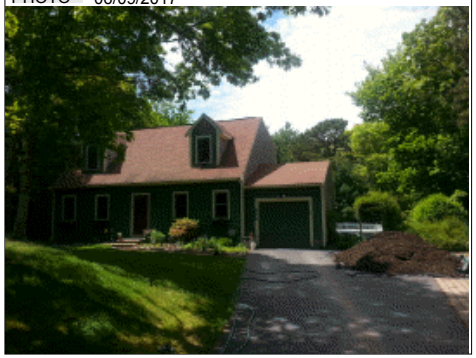
| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 167,600 | 164,800 |
| BUILDING | 265,200 | 234,700 |
| DETACHED | 1,100 | 1,100 |
| OTHER | 0 | 0 |
| TOTAL | **433,900** | **400,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 10 X 14 | | 140 | 16.42 | 1,100 |
| APO | G 1.20 | 10 0.90 | 15 X 30 | 2021 | | 0.00 | |

PHOTO 06/09/2017



BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 6/9/2017 | BC |
|---|---|---|
| LIST | 6/9/2017 | EST |
| REVIEW | 5/10/2022 | TL |

| YEAR BLT | 1992 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,512 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $222 | OVERALL | 1.090 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 864 | | 40.14 | 34,685 |
| A | BAS | L | BASE AREA | 864 | 1992 | 218.31 | 188,623 |
| A | USF | L | UPPER STORY FIN | 648 | 1992 | 119.70 | 77,568 |
| B | AGR | N | ATT GARAGE | 264 | | 76.84 | 20,285 |
| C | WDK | N | WOOD DECK | 320 | | 23.51 | 7,525 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,344.57 | 7,034 |

| TOTAL RCN | 335,720 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1998 / 24 | |
|---|---|---|
| COND | 21 | 21 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 21 | % GD 79 |
| RCNLD | | $265,200 |