Key: 3036

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,073

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCQUADE JAMES M 28 LITTLE BAY LANE BOURNE, MA 02532	15.3-18-0	28 LITTLE BAY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCQUADE JAMES M	08/30/2018	A	285,000	(217174)
MCQUADE HELEN I	10/12/1988	N		(52761)

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

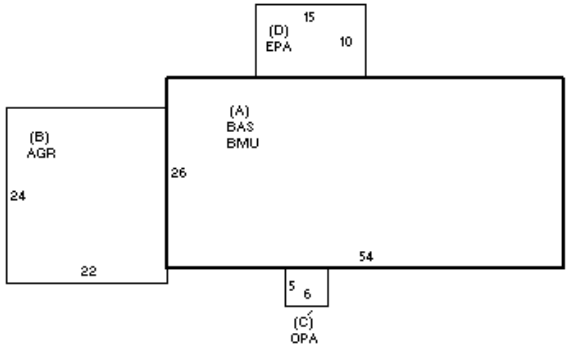
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20279	03/26/2020	3	ALT/RENO	16,460			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,300	4 1.00	100 1.00	100 1.00	235,700	2.60	A 1.00	R03 1.00			172,930

TOTAL	12,284 SF	ZONING	1	FRNT	124
Nbhd	BBAY	NOTE	80' frontage on Vicki Circle		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	172,900	153,100
BUILDING	306,000	270,800
DETACHED	0	0
OTHER	0	0
TOTAL	**478,900**	**423,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/18/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/18/2022	SL
LIST	7/18/2022	EST
REVIEW	7/21/2022	TL

YEAR BLT	1964	SIZE ADJ	1.015
NET AREA	1,404	DETAIL ADJ	1.000
$NLA(RCN)	$272	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	1	HARDWOOD	1.02
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	1,404		32.75	45,981
A	BAS	L	BASE AREA	1,404	1964	188.07	264,048
B	AGR	N	ATT GARAGE	528		63.36	33,454
C	OPA	N	OPEN PORCH	30		83.52	2,506
D	EPA	N	ENCLOSED PORCH	150		84.34	12,650
	F12	O	FPL 1S 2OP	2		8,631.25	17,263
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550

TOTAL RCN	382,451

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$306,000