

Key: 3081

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.121

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCAULIFFE DANIEL III 34 HEATHER HILL RD BOURNE, MA 02532				16.0-39-0				34 HEATHER HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCAULIFFE DANIEL III				06/04/2012	QS	277,500	26387-118				
KRISTENSON WAYNE R ETUX				11/18/2003	QS	321,899	17937-350				
DUBIN RICHARD S TR				02/21/2003	G	239,700	16431-96				

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 %
08470	09/02/2008	3	ALT/RENO		11/21/2022	SL	100 100
03048	02/03/2003	4	DETACH.STRUC	3,500	06/15/2009	TL	100 100
		1	NEW CONSTRUC	91,000	03/19/2004		

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,208	3	1.00	100	1.00	100	1.00	212,130	1.63	A	1.00	R05	0.90			168,210

TOTAL	21,214 SF		ZONING	1	FRNT	125		ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE			LAND	168,200	165,400		
Infl1	AVG			BUILDING	278,700	247,700				
N_Index	AVG			DETACHED	3,300	2,700				
				OTHER	0	0				
					TOTAL	450,200	415,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 16		19.14	3,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/21/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,536	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		49.28	37,848
\$NLA(RCN)	\$213	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	2003	220.84	169,602
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	768	2003	116.41	89,403
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	32		87.22	2,791
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	144		42.30	6,092
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		7,631.25	15,263
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,280.03	6,840
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	327,838	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 2004 / 18		
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$278,700	

(C) WDK 12

12

24

32

(A) USF BAS BMU

4 (B) OPA §