Key: 3107

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,147

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCOY SHAWN M 23 HEATHER HILL RD BOURNE, MA 02532	16.0-65-0	23 HEATHER HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCOY SHAWN M	05/09/2008	S	270,000	22895-84
NEW CENTURY MORTGAGE CORP	09/10/2007	L	279,000	22323-120
DENZLER JARED	06/28/2005	QS	354,000	19981-73

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	%
11168	04/11/2011	3	ALT/RENO	5,000	07/22/2011		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,069	3 1.00	100 1.00	100 1.00	212,130	1.70	A 1.00	R05 0.90			166,600

TOTAL	20,081 SF	ZONING	1	FRNT	140
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	166,600	163,800
BUILDING	316,500	282,800
DETACHED	0	0
OTHER	0	0
TOTAL	**483,100**	**446,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	80 0.20	8X12			0.00	

PHOTO 11/22/2022

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	11/22/2022	SL
LIST	11/22/2022	EST
REVIEW	11/22/2022	SL

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,631	DETAIL ADJ	1.000
$NLA(RCN)	$249	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	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	4	VINYL	1.00
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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	484		68.04	32,932
B	BMU	N	BSMT UNFINISHED	932		40.14	37,414
B	BAS	L	BASE AREA	932	1987	218.31	203,468
B	USF	L	UPPER STORY FIN	699	1987	119.71	83,674
C	WDK	N	WOOD DECK	220		28.51	6,273
	BMF	N	BSMT FINISH	724		48.24	34,923
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN 405,718

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $316,500