

Key: 3284

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.324

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CURRENT OWNER				PARCEL ID				LOCATION			
MANNING SHANE PO BOX 151 SAGAMORE, MA 02561				18.2-6-0				1 TORY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANNING SHANE				03/24/2017	QS	268,000	30372-86				
MCCARTHY JUSTIN D				12/23/2011	F	()					
MCCARTHY JUSTIN D &				02/14/2005	F	()					

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 %
16806	09/19/2016	3	ALT/RENO	2,000			100 100
07252	05/17/2007	4	DETACH.STRUC	5,500	06/30/2007	TL	100 100
05658	09/26/2005	3	ALT/RENO	1,400	02/01/2007	TL	100 100
05048	02/02/2005	3	ALT/RENO	50,000	02/01/2007	TL	100 100
05032	01/19/2005	3	ALT/RENO	1,600	04/25/2005	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,670	2	1.00	100 1.00	212,130	2.37	A	1.00	R04	0.90	157,570

TOTAL	13,678 SF	ZONING	1	FRNT	243	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	157,600	139,500
Infl1	AVG		BUILDING	209,900	185,700			
N_Index	AVG		DETACHED	2,100	1,900			
			OTHER	0	0			
			TOTAL	369,600	327,100			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20 10 0.90	10X12	2007	120	19.71	2,100	02/21/2023



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/21/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/3/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1969	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	249,860	
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,056	1969	35.90	37,912	CONDITION ELEM	CD	
\$NLA(RCN)	\$237	OVERALL	0.970	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,056		189.00	199,584	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	B	DKC	N	DECK-COMPOSITE	200		61.82	12,364	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	G	
				FLOOR COVER	2	SOFTWOOD	1.02									BATHS	G	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	1	OIL	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	2003 / 19
																	COND	16 16 %
																	FUNC	0
																	ECON	0
																	DEPR	16 % GD 84
																	RCNLD	\$209,900

(B) DKC 20
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(A) BAS BMU
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