

Key: 3619

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.670

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION													
MACDONALD CAROL A TRS MACDONALD FAMILY REVOCABLE TR 9 WOLF RD BUZZARDS BAY, MA 02532				19.3-189-0				9 WOLF RD													
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)														
MACDONALD CAROL A TRS				08/23/2016	F	10	(210463)														
MACDONALD CAROL B				01/03/2003	X		(146796)														
MACDONALD GORDON B &				12/08/1997	QS	240,000	(146796)														
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	26,039	4	1.00	100	1.00	100	1.00	353,550	1.38	A	1.00	BVG	1.50							291,720

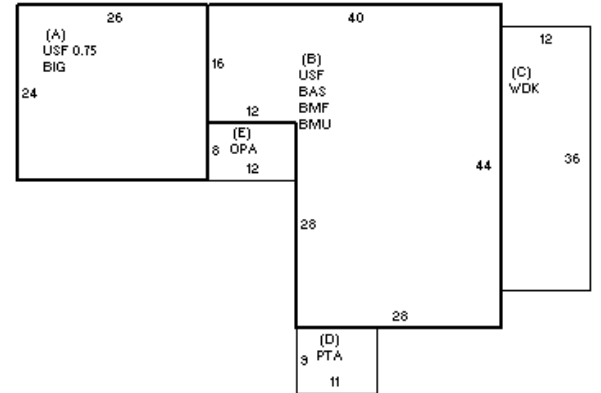
LAND

TOTAL	26,049 SF	ZONING	1	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E waterviews;topo=marsh	LAND	291,700	258,200			
Infl1	AVG		BUILDING	504,700	452,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	796,400	710,400			

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	%
2441	02/19/1988	1	NEW CONSTRUC	100,000	06/14/1990	PMR	100	100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/25/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2019	RP
MODEL	1		RESIDENTIAL	LIST	10/1/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/1/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,316	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	624		76.31	47,621
\$NLA(RCN)	\$195	OVERALL	1.040	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,892	1988	107.59	203,552
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	1,424		33.06	47,075
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BMF	N	BSMT FINISH	1,424		31.47	44,808
				FLOOR COVER	1	HARDWOOD	1.02	B	BAS	L	BASE AREA	1,424	1988	189.84	270,330
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	432		22.10	9,549
				HEATING/COOLING	2	HOT WATER	1.02	D	PTA	N	PATIO	99		15.06	1,491
				FUEL SOURCE	2	GAS	1.00	E	OPA	N	OPEN PORCH	96		74.37	7,139
				USE	0		1.00		FIX	O	XTRA FIXTURES	7		2,203.69	15,426

TOTAL RCN	646,991	
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	\$504,700	