

Key: 3693

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.745

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
MCCARTHY EDWARD J & MEGHAN M MCCARTHY		19.4-79-0	40 PURITAN RD		
40 PURITAN RD BUZZARDS BAY, MA 02532-2986		TRANSFER HISTORY	DOS	T	SALE PRICE BK-PG (Cert)
		MCCARTHY EDWARD J & SONGER KEITH E &	08/30/2000	QS XX	134,500 13211-215 03000-0203

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 %

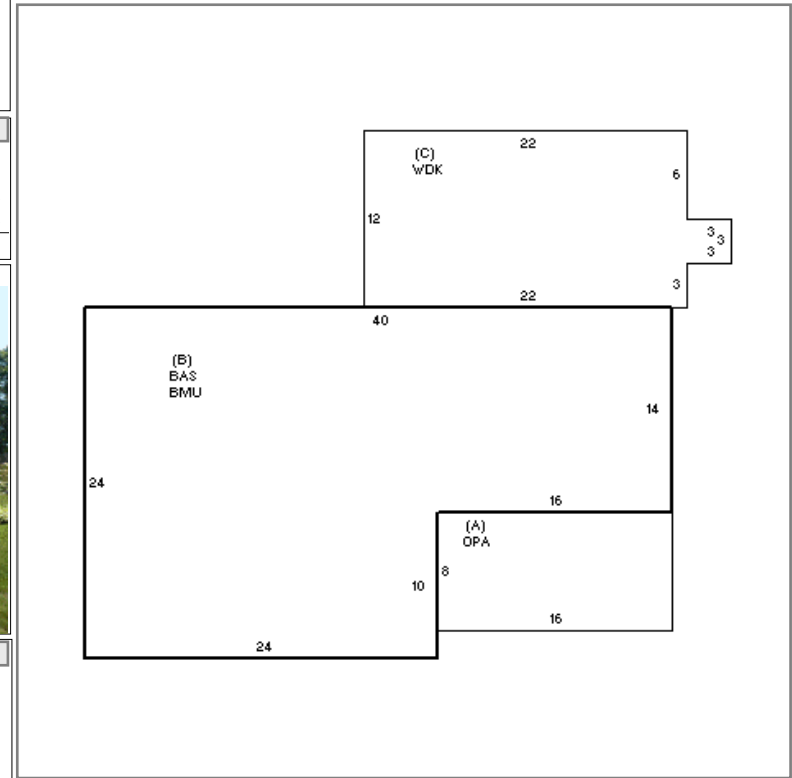
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,000 4	1.00	100	1.00	100	1.00	235,700	2.66	A	1.00	R03 1.00	172,460

TOTAL	11,979 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	172,500	152,600			
Infl1	AVG		BUILDING	169,700	150,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	342,200	302,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 7X12			0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/8/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/8/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	800	DETAIL ADJ	1.000
\$NLA(RCN)	\$279	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	128		67.88	8,689
B	BMU	N	BSMT UNFINISHED	800		45.54	36,435
B	BAS	L	BASE AREA	800	1956	204.09	163,269
C	WDK	N	WOOD DECK	273		25.62	6,995
	F11	O	FPL 1S 1OP	1		7,933.00	7,933

TOTAL RCN	223,321
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$169,700