

Key: 3871

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.934

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
MCKENNA MICHAEL A & CARMELITA C MCKENNA		19.4-255-0	225-A MAIN ST		
225-A MAIN ST BUZZARDS BAY, MA 02532		TRANSFER HISTORY		DOS	T
		MCKENNA MICHAEL A & SANDERS ALAN T &	05/11/2011	QS	XX
				SALE PRICE	BK-PG (Cert)
				225,000	25440-90 05289-00122

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
930498	09/16/1993	4	DETACH.STRUC	650	12/16/1993	JS	100
920493	09/19/1992	2	ADDITIONS	30,000	03/08/1993	JS	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,068	4	1.00	100	1.00	100	1.00	235,700	2.46	A	1.00	R02	1.00			174,130

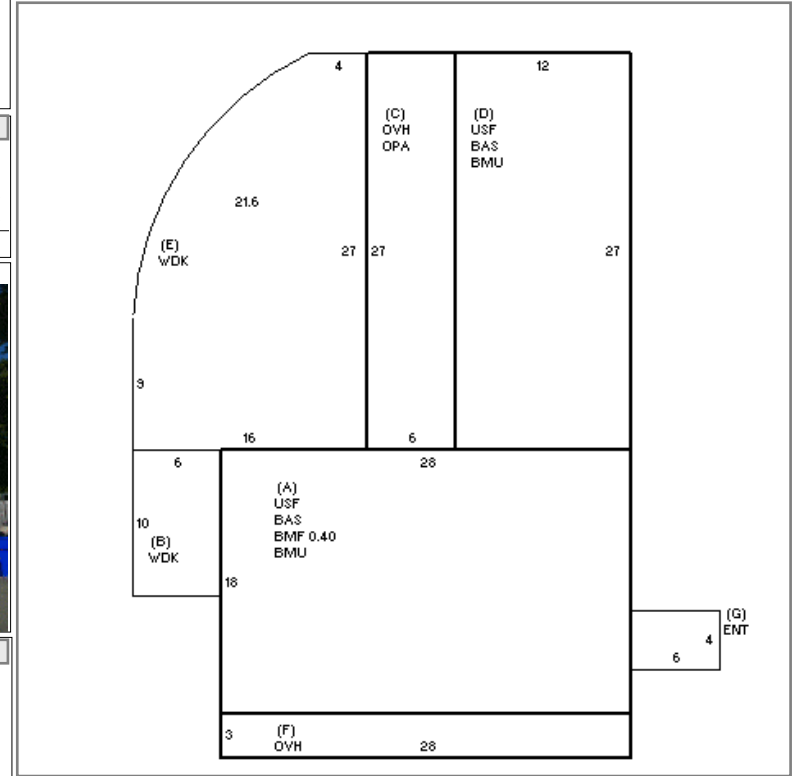
TOTAL	13,068 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE does not seem to have frontage	LAND	174,100	123,300			
Infl1	AVG		BUILDING	318,600	281,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	492,700	405,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6X10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/28/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/3/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.010
NET AREA	1,902	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	25	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	828		39.04	32,325
A	BMF	N	BSMT FINISH	202		62.56	12,636
+	BAS	L	BASE AREA	828	1940	212.30	175,788
+	USF	L	UPPER STORY FIN	828	1940	115.25	95,427
+	WDK	N	WOOD DECK	428		22.87	9,787
C	OPA	N	OPEN PORCH	162		69.97	11,336
C	OVH	L	OVERHANG	162	1992	193.88	31,409
F	OVH	L	OVERHANG	84	1940	193.88	16,286
G	ENT	N	ENCLOSED ENTRY	24		122.27	2,935
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840
	MST	O	MAS/METAL STACK	1		4,272.80	4,273

TOTAL RCN	408,473	
CONDITION ELEM	CD	
EXTERIOR	G	
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	\$318,600	