

Key: 3876

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.940


LEG
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LAND

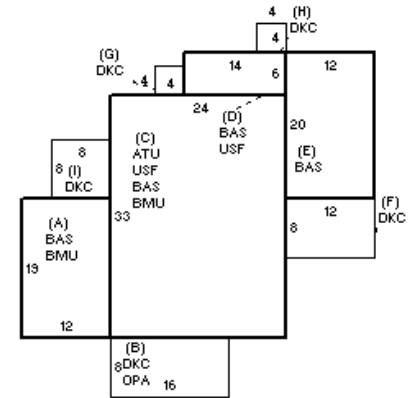
CURRENT OWNER				PARCEL ID				LOCATION					
MCLAUGHLIN JAMES 135 NORTH MAIN STREET WEST BRIDGEWATER, MA 02379				19.4-259-0				209 MAIN ST					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
MCLAUGHLIN JAMES				01/23/2014	QS	268,000	27948-5						
VOHNOUTKA ELLYN ANNE				07/01/2005	A	345,000	20004-83						
VOHNOUTKA ERNEST A JR				07/21/2004	QS	310,000	18851-270						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,700 4	1.00	100	1.00	100	1.00	235,700	4.53	A	1.00	R02 1.00	164,140

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1050	100	THREE-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		08/26/2020	TL	100	100
15156	03/26/2015	3	ALT/RENO	5,000	07/17/2017	BC	100	100
15115	03/12/2015	3	ALT/RENO	3,000	07/17/2017	BC	100	100
15041	01/22/2015	3	ALT/RENO	50,000	07/17/2017	BC	100	100
10703	11/23/2010	6	FENCE	1,900	04/29/2014	JB	0	100

DET
ACHED

TOTAL	6,708 SF	ZONING	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E 07/2017; changed from mixed-use 0310 to 1050 three family			LAND	164,100	116,200
Infl1	AVG		BUILDING	501,200	429,500		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	665,300	545,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PHOTO 07/17/2017							
							



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BUILDING	CD	ADJ	DESC	MEASURE	7/17/2017	BC
MODEL	1		RESIDENTIAL	LIST	7/17/2017	EST
STYLE	7	0.94	CONVENTIONAL [57%]	REVIEW	7/14/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1900	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	544,755
NET AREA	2,220	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,020		43.29	44,155	CONDITION ELEM	CD
\$NLA(RCN)	\$245	OVERALL	1.125	EXT COVER	15	VINYL SHINGLE	1.02	B	OPA	N	OPEN PORCH	128		81.45	10,426	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.02	C	ATU	N	ATTIC UNF	792		49.58	39,270	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	876	1900	127.80	111,951	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	84	1900	223.16	18,745	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,260	1900	223.16	281,186	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	DKC	N	DECK-COMPOSITE	320		74.54	23,852	ELECT	U
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	6		2,528.25	15,170		
				USE	0		1.00										
				EFF.YR/AGE 2011 / 11													
				COND 8 8 %													
				FUNC 0													
				ECON 0													
				DEPR 8 % GD 92													
				RCNLD \$501,200													