

Key: 388

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 385

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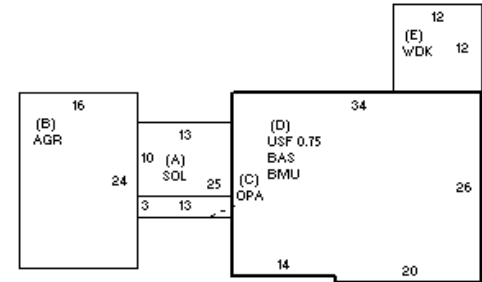
CURRENT OWNER				PARCEL ID				LOCATION			
MCELROY JOHN C 6 COACHMANS LANE SAGAMORE BEACH, MA 02562				4.0-52-0				6 COACHMAN'S LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCELROY JOHN C				04/05/2022	A	225,000	35026-192				
MCELROY JOHN C ETUX				06/27/2002	QS	324,900	15309-77				
SMITH ROBERT A &				06/30/1993	L	147,000	8657-089				

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	%
19576	06/28/2019	3	ALT/RENO	2,400				
930123	04/05/1993	12	CYCLICAL		11/08/2017	BC	100	100
		1	NEW CONSTRUC	89,000	12/16/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,016	1	1.00	100	1.00	100	1.00	259,270	1.71	A	1.00	R04	1.10				203,530

TOTAL	20,038 SF	ZONING	1	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	203,500	180,100			
Infl1	AVG		BUILDING	309,400	277,000			
N_Index	AVG		DETACHED	1,200	1,600			
			OTHER	0	0			
TOTAL				514,100	458,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	12 X 12		144	16.42	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/8/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/16/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1993	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	364,027
NET AREA	1,523	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	SOL	N	SOLARIUM	130		113.07	14,699		
\$NLA(RCN)	\$239	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	384		76.84	29,506		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	39		89.71	3,499		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	870		40.14	34,925		
				FLOOR COVER	35	WW-VINYL	1.00	D	BAS	L	BASE AREA	870	1993	218.31	189,933		
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	653	1993	119.70	78,167		
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	144		43.50	6,264		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,344.57	7,034		
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$309,400