Key: 3902

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,966

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNEILL DAVID & DAWN CO-TRS ONE ERIN LANE REALTY TRUST 1 ERIN LANE BUZZARDS BAY, MA 02532	19.4-290-0	1 ERIN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNEILL DAVID & DAWN CO-T	01/06/2020	F	1	32601-77
GOODMAN DAWN M	08/20/2007	H	62,500	22276-5
GOODMAN JOHN E &	07/13/2001	A	138,000	14035-226

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	%

LAND

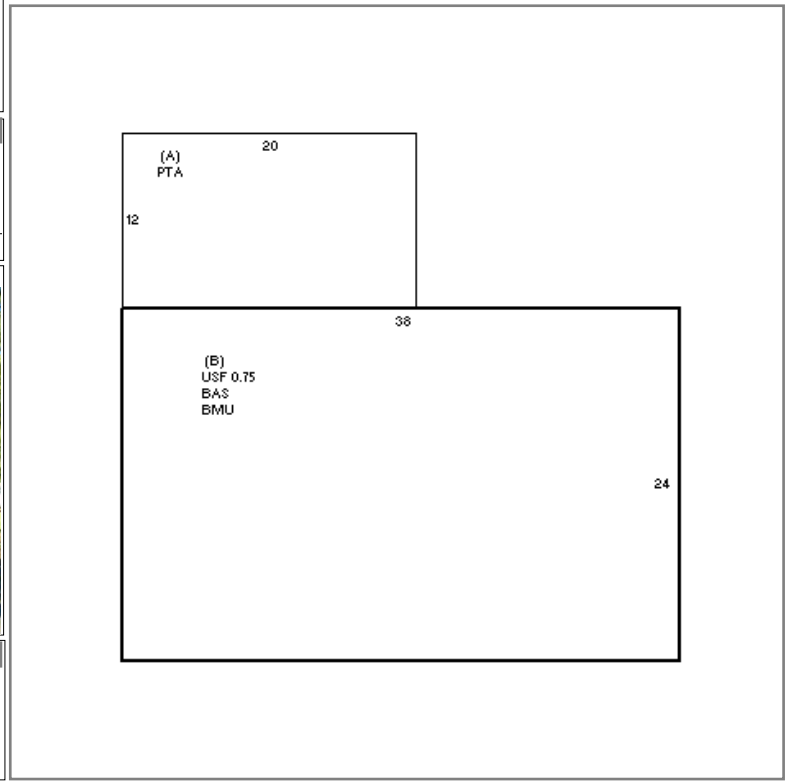
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,310	4 1.00	100 1.00	100 1.00	235,700	1.62	A 1.00	R03 1.00			187,060

TOTAL	21,301 SF	ZONING	1	FRNT	125

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	187,100	165,600
BUILDING	258,400	228,600
DETACHED	0	0
OTHER	0	0
TOTAL	**445,500**	**394,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F 0.70	F 0.60	8X10			0.00	

PHOTO 09/28/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/28/2022	SL
LIST	9/28/2022	EST
REVIEW	9/28/2022	SL

YEAR BLT	1975	SIZE ADJ	1.010
NET AREA	1,596	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	31	W/W-HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	240		14.97	3,592
B	BMU	N	BSMT UNFINISHED	912		40.14	36,612
B	BAS	L	BASE AREA	912	1975	218.31	199,102
B	USF	L	UPPER STORY FIN	684	1975	119.71	81,878
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	2		2,344.35	4,689

TOTAL RCN 335,571

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

EFF.YR/AGE 1996 / 26

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $258,400