

Key: 3944

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.036

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCGLINN DUSTAN A 411 SCENIC HWY BOURNE, MA 02532				20.0-26-0				411 SCENIC HIGHWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGLINN DUSTAN A				11/23/2021	QS	620,000	34689-302				
HAJNASR SEMAAN				12/18/2012	E	17,500	26960-183				
TOWN OF BOURNE				02/22/2003	H		16439-250				

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	%
H551	06/11/2020	1	NEW CONSTRUC				100	100
19163	03/12/2019	1	NEW CONSTRUC	170,000	07/02/2020	TL	100	100


LAND

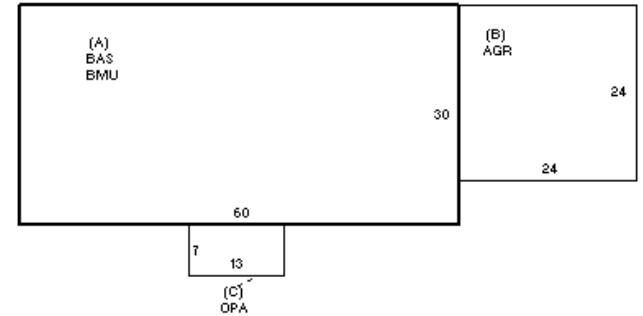
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4		1.00	100 1.00	235,700	1.00	A	1.00	R02	1.00	216,390
300	A	1,232 4		1.00	100 1.00	16,300	1.00	A	1.00	R02	1.00	20,080

DETACHED

TOTAL	2.150 Acres		ZONING	1	FRNT	476	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E Class code changed to 101 / curb cut completed via mass dot				LAND	236,500	167,400	
Infl1	AVG					BUILDING	467,400	394,800	
N_Index	AVG					DETACHED	0	0	
						OTHER	0	0	
						TOTAL	703,900	562,200	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/10/2020
									



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2020	RP
MODEL	1		RESIDENTIAL	LIST	3/10/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/2/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS																					
YEAR BLT	2019	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,410				
NET AREA	1,800	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,800		32.94	59,299	CONDITION ELEM CD					
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,800	2019	196.78	354,196	EXTERIOR	A				
				ROOF SHAPE	3	GAMBREL	1.00	B	AGR	N	ATT GARAGE	576		68.67	39,552	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	91		79.85	7,266	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,366.07	7,098	BATHS	A				
				INT. FINISH	1	PLASTER	1.00											HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03											ELECT	A		
				FUEL SOURCE	2	GAS	1.00											EFF.YR/AGE 2021 / 1			
				USE	0		1.00											COND	1 1 %		
																				FUNC	0
																				ECON	0
																				DEPR	0 % GD 100
																				RCNLD	\$467,400