

Key: 4001

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.086

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCANN WILLIAM B ETUX LAURIE M MCCANN 8 LITTLE BAY LN BUZZARDS BAY, MA 02532				20.1-4-0				8 LITTLE BAY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCANN WILLIAM B ETUX				09/30/2014	T	450,000	(204572)				
GORDON KENNETH B ETUX				07/31/2006	QS	600,000	(180735)				
WAGNER AUGUSTUS F JR				07/31/2006	N		NA-NA				

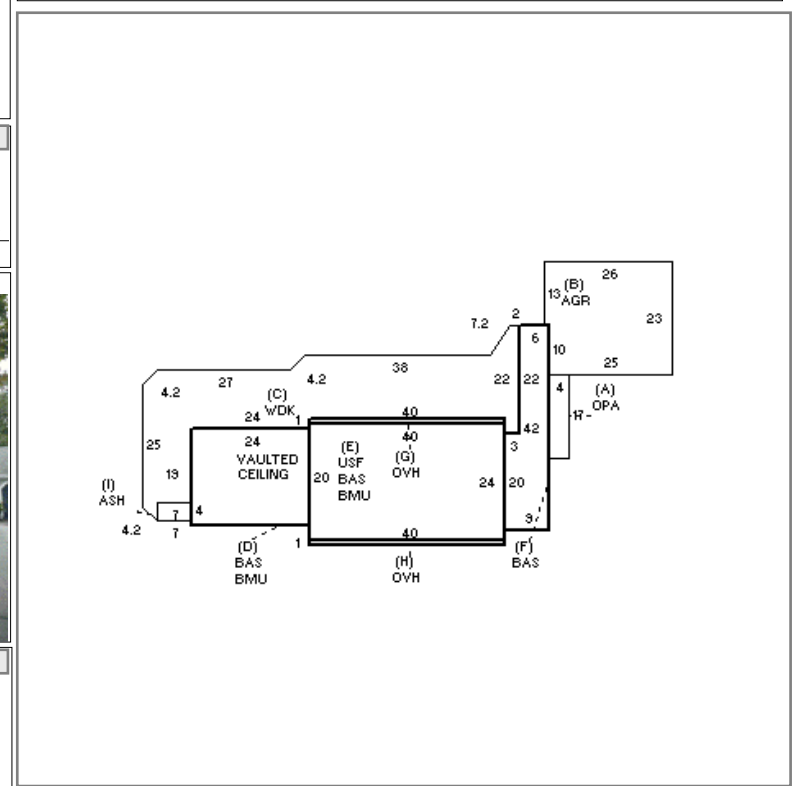
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-862	12/22/2022	15	INSULATE/WEA	11,000			100	100
12255	04/19/2012	3	ALT/RENO	12,000	05/03/2012		100	100
06671	10/19/2006	3	ALT/RENO	100	11/21/2006	TL	100	100
436089	07/13/1989	8	POOL	14,000	01/27/1990	RMD	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,874 4	1.00	100	1.00	235,700	1.24	A	1.00	R03	1.00	200,510

TOTAL	29,882 SF	ZONING	1	FRNT	201	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	200,500	177,500			
Infl1	AVG		BUILDING	522,000	461,900			
N_Index	AVG		DETACHED	10,800	15,400			
			OTHER	0	0			
			TOTAL	733,300	654,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	A	1.00	50 0.50	22 X 40	1989	880	24.56	10,800
SHF	A	1.00	50 0.50	8 X 12			0.00	

PHOTO 09/20/2022



BUILDING	CD	ADJ	DESC	MEASURE	9/26/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/26/2022	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/26/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	686,802
NET AREA	2,792	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	68		87.71	5,964	CONDITION ELEM	CD
\$NLA(RCN)	\$246	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	588		70.74	41,592	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	1,229		24.45	30,044	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,440		36.56	52,650	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	960	1968	123.21	118,277	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,752	1968	202.71	355,146	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	OVH	L	OVERHANG	80	1968	207.27	16,582	ELECT	A
				FUEL SOURCE	2	GAS	1.00	I	ASH	N	ATT SHED	28		28.45	797		
				USE	0		1.00	BMF	N	BSMT FINISH	960			39.72	38,135		
								F22	O	FPL 2S 2OP	1			10,553.40	10,553	EFF.YR/AGE	1995 / 27
								FIX	O	XTRA FIXTURES	7			2,437.30	17,061	COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$522,000