

Key: 4163

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.246

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN JAMES 135 NORTH MAIN STREET WEST BRIDGEWATER, MA 02379				20.3-100-0				227 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN JAMES				09/13/2018	O	265,000	31525-154				
HENRY WILLIAM B JR TR OF				09/06/2001	QS	163,000	14210-40				
HANDY MARJORY G				12/13/2000	F	1	13427-227				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	58	COMMERCIAL-RESID				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-151	06/10/2020	2	ADDITIONS		12/09/2021	RP	100	100
20310	04/10/2020	2	ADDITIONS	147,000	12/09/2021	TL	100	100
181055	12/06/2018	3	ALT/RENO	15,000	02/26/2020	TL	100	100
18872	10/10/2018	4	DETACH.STRUC	1,500	03/15/2019	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	12,776	C-4	1.00	100	387,175	1.88	A	1.00	65	0.85	213,060

TOTAL	12,776 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E map 20.3 pcl 100.1 split from this parcel per bk 697 pg 51 dated 9/29/2022	LAND	213,100	257,000			
Infl1	AVG		BUILDING	286,100	267,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	499,200	524,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



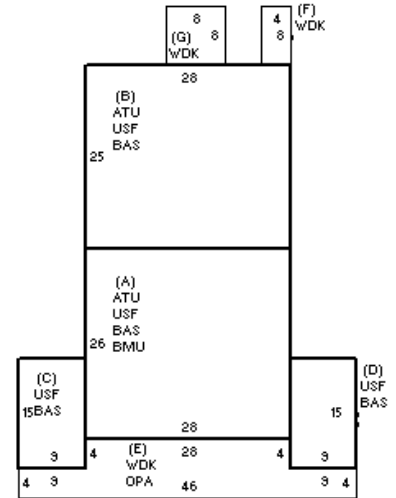
BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	RP
MODEL	5		CIM-5	LIST	1/22/2021	EST
STYLE	21	1.20	PROF. BUILDING [58%]	REVIEW	5/19/2023	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	3,396	DETAIL ADJ	1.224
\$NLA(RCN)	\$101	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	100	1.02	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	728		18.68	13,596
EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	728	1910	86.92	63,280
ROOF SHAPE	2	HIP	1.00	A	USF	L	UP-STRY FIN	728	1910	73.71	53,662
ROOF COVER	1	ASPH/CMP SHIN	1.00	A	ATU	N	ATTIC UNF	728		20.20	14,704
FLOOR COVER	6	OTHER	1.00	+	BAS	L	BASE AREA	970	2020	86.92	84,316
INT. FINISH	1	PLASTER	1.04	B	USF	L	UP-STRY FIN	700	2020	73.71	51,598
HEATING/COOL	9	WARM/COOL AIR	1.00	B	ATU	N	ATTIC UNF	700		20.20	14,139
FUEL SOURCE	2	GAS	1.00	+	USF	L	UP-STRY FIN	270	2020	73.71	19,902
NAF	0		1.00	E	OPA	N	OPEN PORCH	296		17.98	5,321
				+	WDK	N	WOOD DECK	392		27.35	10,723
					FIX	O	XTRA FIX	14		958.09	13,413

TOTAL RCN	344,653
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$286,100



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