

Key: 431

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 428

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FALLON SUSAN M PO BOX 92 SAGAMORE BEACH, MA 02562				4.1-14-0				3 MCGRATH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FALLON SUSAN M				10/06/2021	F	1	34548-50-52				
FALLON JOHN D &				01/01/1987	QS	185,000	6064-23				

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-22-811	12/05/2022	3	ALT/RENO		04/21/2023	SL	100	100
		3	ALT/RENO	27,000	04/21/2023	SL	100	100


LAND

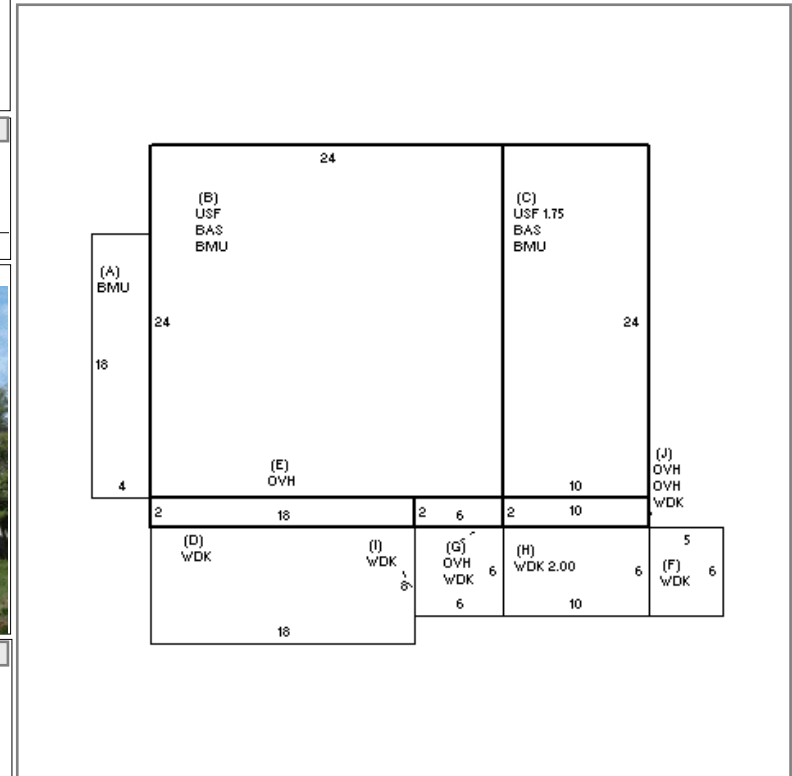
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,200	1	1.00	100	1.00	100	1.00	259,270	2.83	A	1.00	R04	1.10			188,320

TOTAL	11,195 SF	ZONING	1	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	188,300	166,700			
Inf1	AVG		BUILDING	331,600	290,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	519,900	457,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/21/2023





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/21/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/21/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1985	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425,160
NET AREA	1,900	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	888		44.09	39,148		
\$NLA(RCN)	\$224	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	816	1985	239.74	195,631		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	996	1985	130.15	129,626		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	362		25.82	9,348		
				FLOOR COVER	3	W/W CARPET	1.00	+	OVH	L	OVERHANG	88	1985	218.95	19,267		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		8,617.50	8,618		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		10,649.80	10,650		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	5		2,574.62	12,873		
				USE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$331,600