

Key: 434

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 431

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROBINSON WILLIAM A & DIANE M ROBINSON PO BOX 459 SAGAMORE BEACH, MA 02562-0459				4.1-17-0				9 MCGRATH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBINSON WILLIAM A &					XX		4812-168				

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	%
12807	11/09/2012	3	ALT/RENO	1,715			100	100
03173	04/02/2003	3	ALT/RENO	3,200	05/24/2004	TL	100	100
950226	05/16/1995	4	DETACH.STRUC	825	11/05/1996	JC	100	100
930323	06/26/1993	8	POOL	3,000	12/02/1993	JS	100	100
920619	12/09/1992	3	ALT/RENO	1,050	01/21/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,000	1	1.00	100	1.00	100	1.00	259,270	2.87	A	1.00	R04	1.10			187,970

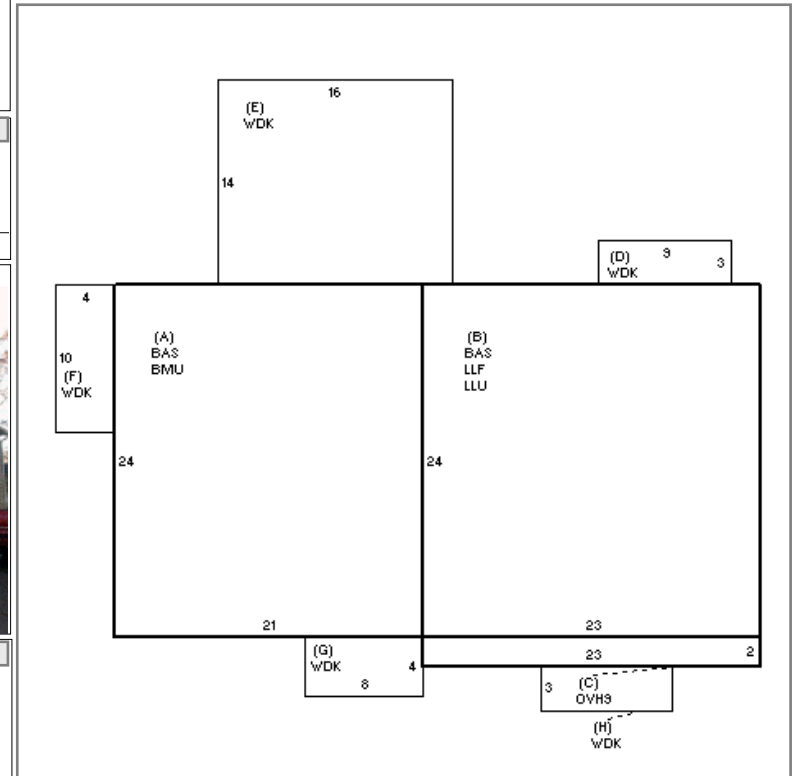
TOTAL	11,021 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	188,000	166,400			
Infl1	AVG		BUILDING	267,300	236,500			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
			TOTAL	457,000	404,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	G 0.80	9 X 12		108	19.71	1,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/27/2017	BC
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	10/30/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,654	DETAIL ADJ	1.000
\$NLA(RCN)	\$197	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	504		45.10	22,729
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,056	1984	188.07	198,601
ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	552		35.52	19,608
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	LLF	L	LOWER LEVEL FIN	552	1984	60.45	33,370
FLOOR COVER	3	W/W CARPET	1.00	C	OVH	L	OVERHANG	46	1984	177.43	8,162
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	350		20.93	7,324
HEATING/COOLING	1	FORCED AIR	1.00	BGF	N	N	BSMT GOOD FINIS	504		55.19	27,816
FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	4		2,086.28	8,345
USE	0		1.00								

TOTAL RCN	325,954
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$267,300