Key: **435**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 432

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TIERNEY MICHAEL K & JOHNNA B TIERNEY P O BOX 105 SAGAMORE BEACH, MA 02562-0105	4.1-18-0	11 MCGRATH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TIERNEY MICHAEL K &	06/03/1988	QS	129,300	6288-47

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	%
13784	11/13/2013	2	ADDITIONS	105,000	08/01/2017	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	12,000	1 1.00	100 1.00	100 1.00	259,270	2.66	A 1.00	R04 1.10			189,700

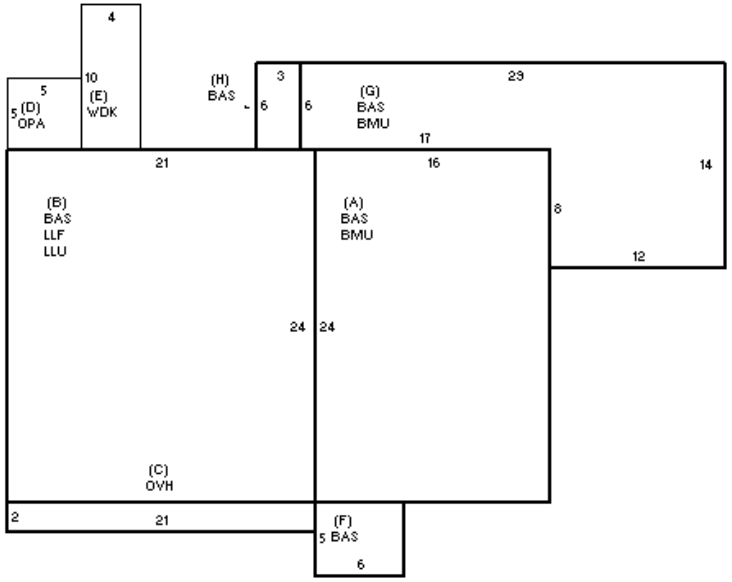
TOTAL	11,979 SF	ZONING	1	FRNT	90
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	189,700	167,900
BUILDING	290,100	256,700
DETACHED	2,900	2,800
OTHER	0	0
TOTAL	**482,700**	**427,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 12		120	19.71	2,100
WDK	G 1.20	10 0.90	4 X 10		40	21.96	800

PHOTO 09/05/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/4/2014	TL
LIST	9/4/2014	TL
REVIEW	8/1/2017	TL

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,752	DETAIL ADJ	1.000
$NLA(RCN)	$190	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	654		45.10	29,493
+	BAS	L	BASE AREA	888	1984	184.17	163,539
B	LLU	N	LOWER LEVEL UNF	504		35.52	17,903
B	LLF	L	LOWER LEVEL FIN	504	1984	60.45	30,468
C	OVH	L	OVERHANG	42	1984	177.42	7,452
D	OPA	N	OPEN PORCH	25		93.15	2,329
E	WDK	N	WOOD DECK	40		62.09	2,484
+	BAS	L	BASE AREA	318	2013	184.17	58,565
	F21	O	FPL 2S 1OP	1		8,630.20	8,630
	FIX	O	XTRA FIXTURES	3		2,086.43	6,259
	GFP	O	GAS FIREPLACE	1		6,270.10	6,270

TOTAL RCN	333,391
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	$290,100