

Key: 440

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 437

LEG  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
PEACOCK SEAN P 10 MCGRATH RD SAGAMORE BEACH, MA 02562				4.1-23-0				10 MCGRATH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PEACOCK SEAN P				06/05/2013	F	1	27434-206					
PEACOCK SEAN P AND				12/14/1998	QS	140,000	11914-79					
ROWERDINK, WILLIAM H. ETA				01/01/1987	QS	150,000	N/A-N/A					
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	259,270	2.87	A	1.00	R04	1.10	187,970

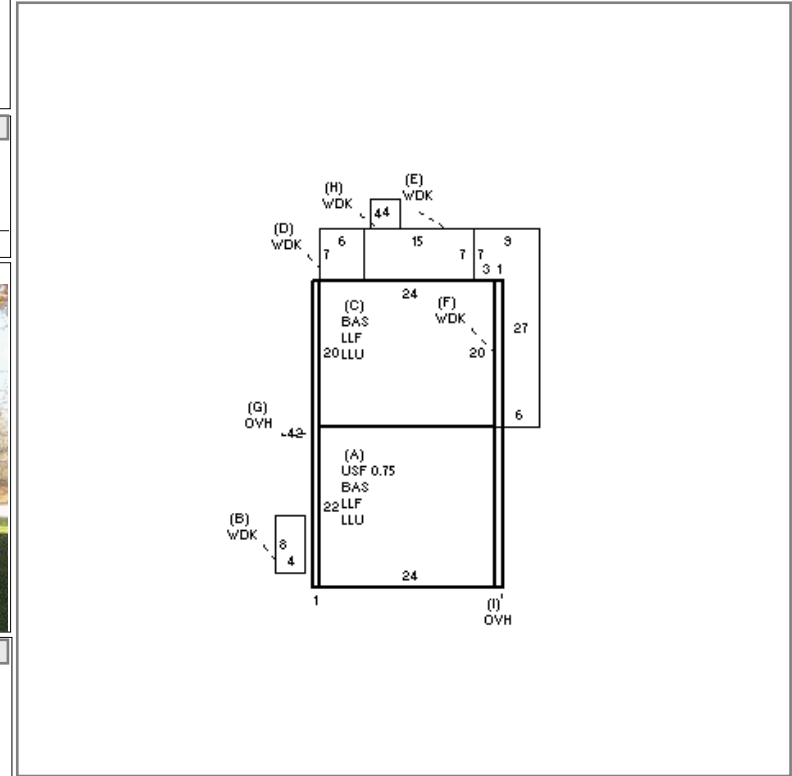
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05715	10/17/2005	3	ALT/RENO	5,000	05/01/2006	TL	100	100

LAND

TOTAL	11,021 SF	ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	188,000	166,400
Infl1	AVG					BUILDING	335,500	297,000
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	523,500	463,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 70	0.30 NO VALUE 8X1			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/28/2017	EST
STYLE	17	1.05	RAISED CAPE [100%]	REVIEW	10/30/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1984	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,154
NET AREA	2,496	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,008		34.45	34,728		
\$NLA(RCN)	\$156	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	+	LLF	L	LOWER LEVEL FIN	1,008	1984	58.63	59,103		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,008	1984	206.43	208,082		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	396	1984	118.32	46,856		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	378		22.97	8,682		
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	84	1984	194.74	16,358		
				HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		9,472.80	9,473		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,290.13	6,870		
				USE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	A
																KITCHEN	G
																BATHS	A
																HEAT	U
																ELECT	A
																EFF.YR/AGE	2005 / 17
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$335,500