

Key: 441

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 438

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FREED DAVID M & MELISSA L FREED 8 MCGRATH RD SAGAMORE BEACH, MA 02562				4.1-24-0				8 MCGRATH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FREED DAVID M & MELISSA TRS				03/30/2022	F	1	35012-89				
FREED DAVID M ETUX				03/29/2022	F	10	35006-120				
				07/21/2017	QS	436,000	30643-264				

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 %
17689	08/29/2017	3	ALT/RENO	5,000			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,500	1	1.00	100	1.00	100	1.00	259,270	2.39	A	1.00	R04	1.10			192,290

TOTAL	13,504 SF	ZONING	1	FRNT	81	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E minimal view of cape cod bay from 2nd fl wdk; view from 3rd flr	LAND	192,300	170,200			
Infl1	AVG		BUILDING	427,100	377,900			
N_Index	AVG		DETACHED	2,500	2,400			
			OTHER	0	0			
			TOTAL	621,900	550,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90		1	2,826.30	2,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/28/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/2/2019	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,139	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	737		26.15	19,270
\$NLA(RCN)	\$232	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	956	1984	242.74	232,062
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	968		44.64	43,208
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	OVH	L	OVERHANG	26	1984	221.70	5,764
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	1,157	1984	127.27	147,247
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		8,725.30	17,451
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		10,783.00	10,783
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	8		2,606.85	20,855
				USE	0		1.00								

TOTAL RCN	496,639
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$427,100

