

Key: 443

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 440

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION															
MUIR ROBERT J III & KRISTIN M MCGRATH 4 MCGRATH RD SAGAMORE BEACH, MA 02562				4.1-26-0				4 MCGRATH RD															
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)												
				MUIR ROBERT J III & POYANT DONALD L JEWELL KENNETH A				06/29/2004 03/09/1998 06/23/1989	QS X O	375,000 -100 163,000	18773-118 11281-277 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	18,790	1	1.00	100	1.00	100	1.00	259,270	1.80	A	1.00	R04	1.10									201,420

TOTAL	18,774 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	201,400	178,300
Infl1	AVG		BUILDING	430,600	385,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	632,000	564,200

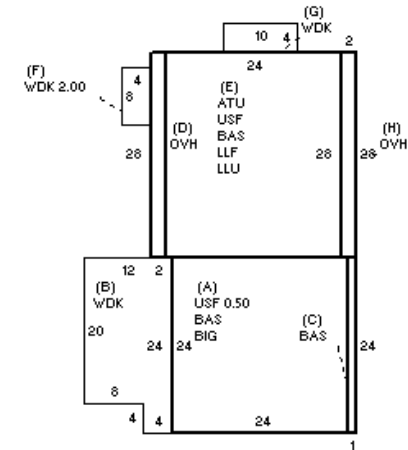
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/28/2017	EST
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%]			

BLDG COMMENTS

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-23-440 15238	08/01/2023 04/15/2015	15 3	INSULATE/WEA ALT/RENO	9,137	05/06/2015		100	100



YEAR BLT	1988	SIZE ADJ	0.995
NET AREA	3,016	DETAIL ADJ	1.000
\$NLA(RCN)	\$178	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	99	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		78.79	45,385
+	USF	L	UPPER STORY FIN	960	1988	108.18	103,856
+	WDK	N	WOOD DECK	360		21.47	7,728
+	BAS	L	BASE AREA	1,272	1988	188.91	240,297
+	OVH	L	OVERHANG	112	1988	181.99	20,383
E	LLU	N	LOWER LEVEL UNF	672		36.44	24,486
E	LLF	L	LOWER LEVEL FIN	672	1988	62.01	41,671
E	ATU	N	ATTIC UNF	672		41.97	28,206
	F21	O	FPL 2S 1OP	2		8,852.60	17,705
	FIX	O	XTRA FIXTURES	4		2,140.05	8,560

TOTAL RCN	538,276
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$430,600