Key: 4439

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,524

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOHERTY PAUL L 42 BOURNE NECK DR BUZZARDS BAY, MA 02532	23.1-64-0	42 BOURNE NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOHERTY PAUL L	11/19/2010	QS	190,000	25016-273
MCCAFFERY JOHN W	09/11/2008	F	10	23148-158
ANDREWS PATRICIA	07/07/2008	F	1	23029-247

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

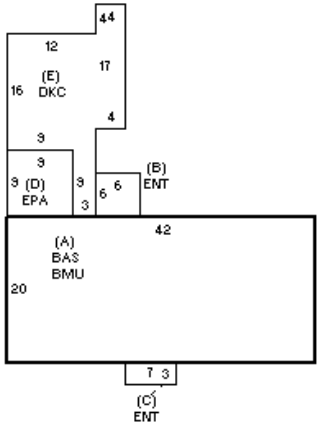
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12592	08/27/2012	9	DECK	6,800	03/12/2018	TL	100	100
01261	05/17/2001	3	ALT/RENO	2,800	12/03/2001	TL	100	100
01212	04/26/2001	2	ADDITIONS	3,000	12/03/2001	TL	100	100
960304	07/02/1996	3	ALT/RENO		04/04/1997	JS	100	100
920160	04/13/1992	4	DETACH.STRUC	939	03/08/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,360	5 1.00	100 1.00	100 1.00	259,270	3.69	A 1.00	R07 1.10			183,420

TOTAL	8,364 SF	ZONING	1	FRNT	70
Nbhd	TAY PT	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	183,400	184,500
BUILDING	167,400	148,100
DETACHED	0	0
OTHER	0	0
TOTAL	**350,800**	**332,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 05/23/2011

BLDG COMMENTS

BUILDING

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

MEASURE	3/12/2018	TL
LIST	6/27/2018	TL
REVIEW	6/27/2018	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	840	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	840		35.34	29,681
A	BAS	L	BASE AREA	840	1950	192.16	161,412
B	ENT	N	ENCLOSED ENTRY	36		81.91	2,949
C	ENT	N	ENCLOSED ENTRY	21		110.65	2,324
D	EPA	N	ENCLOSED PORCH	81		78.91	6,392
E	DKC	N	DECK-COMPOSITE	287		60.84	17,461

TOTAL RCN	220,219

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$167,400