

Key: 444

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 441

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
KANE JOSHUA J & SHERRY M 7 DOWNEY ROAD BROCKTON, MA 02301				4.1-27-0				2 MCGRATH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KANE JOSHUA J & SHERRY M				08/09/2018	QS	362,000	31454-321					
SMITH JAMES H &				04/30/1999	QS	147,900	12237-47					
LYNCH CATHERINE				05/15/1995	S	125,000	9669-22					


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-22-792	11/28/2022	3	ALT/RENO	6,800			100 100
18863	10/10/2018	15	INSULATE/WEA	1,100			100 100
18722	08/22/2018	9	DECK	7,000			100 100
		3	ALT/RENO	12,000	04/30/2018	BC	100 100
12586	08/27/2012	3	ALT/RENO		06/28/2016		100 100

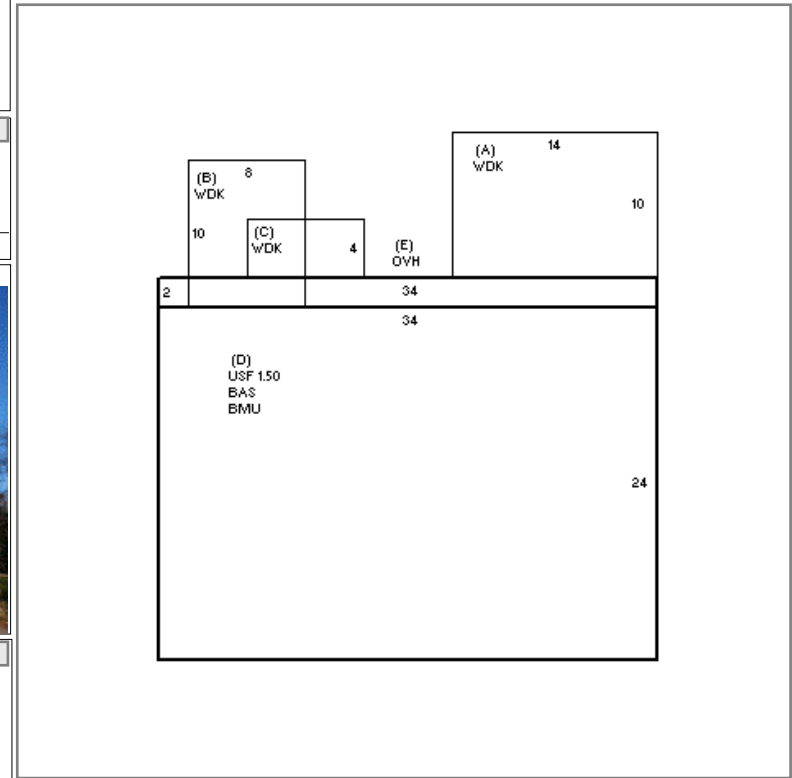
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	1	1.00	100 1.00	259,270	2.76	A	1.00	R04	1.10	188,830

TOTAL	11,500 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Manomet Rd	LAND	188,800	167,100			
Infl1	AVG		BUILDING	320,700	283,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	509,500	450,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/28/2017
SHF	A	1.00	10 0.90 8 X 12			0.00			



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/28/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/26/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	400,828
NET AREA	2,108	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	252		28.97	7,301		
\$NLA(RCN)	\$190	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	D	BMU	N	BSMT UNFINISHED	816		40.79	33,283		
				ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BASE AREA	816	1985	221.82	181,002		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	1,224	1985	116.30	142,345		
				FLOOR COVER	1	HARDWOOD	1.02	E	OVH	L	OVERHANG	68	1985	202.58	13,775		
				INT. FINISH	2	DRYWALL	1.00		F31	O	FPL 3S 1OP	1		11,211.40	11,211		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	5		2,382.10	11,911		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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	\$320,700