

Key: 4695

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.788

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MCMAHON JAMES R III & SHELLEY A MCMAHON P O BOX 313 BUZZARDS BAY, MA 02532-0313		23.2-170-0		14 CANAL VIEW RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		07/26/1999	QS	150,000	12431-17
		05/07/1996	XX		10188-249

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 %
H713	08/11/2020	3	ALT/RENO				100 100
191103	11/15/2019	3	ALT/RENO	39,000			100 100
18031	01/11/2018	14	SOLAR	8,932			100 100
17878	10/25/2017	3	ALT/RENO	4,648	03/20/2018	TL	100 100
17533	07/11/2017	3	ALT/RENO	9,000	03/20/2018	TL	100 100

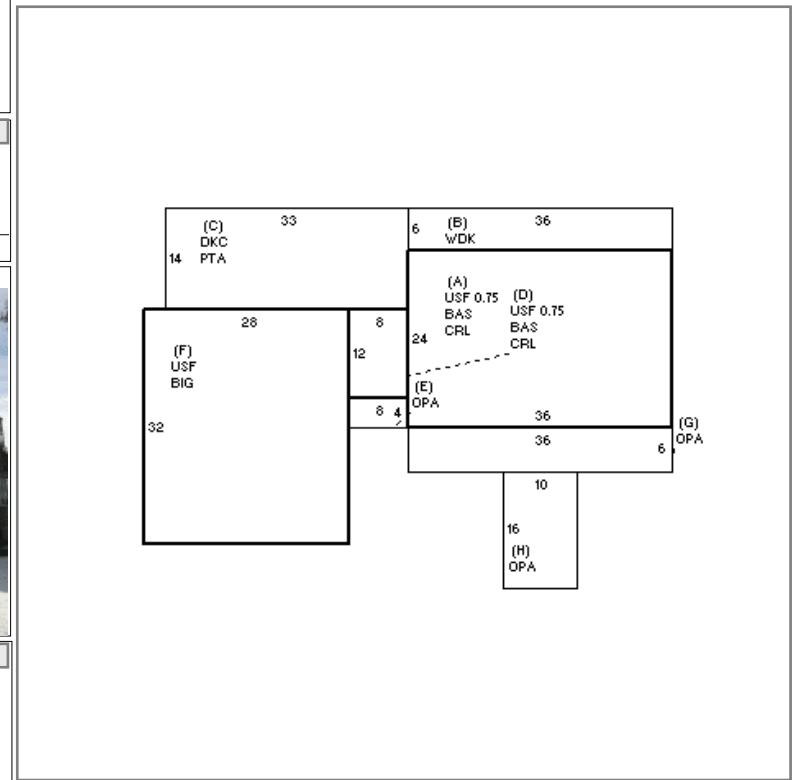
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	19,190	4	1.00	100	1.00	100	1.00	589,250	1.77	A	1.00	CEX	2.50		459,340

TOTAL	19,210 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	459,300	406,500			
Infl1	AVG		BUILDING	639,700	566,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,099,000	972,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/20/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/27/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	639,673
NET AREA	2,576	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	960		24.40	23,424	CONDITION ELEM	CD
\$NLA(RCN)	\$248	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1966	237.77	205,431	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1966	124.66	80,778	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	216		31.05	6,707	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	462		16.30	7,532	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	C	DKC	N	DECK-COMPOSITE	462		75.28	34,781	HEAT	U
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	BAS	L	BASE AREA	96	2013	237.76	22,825	ELECT	U
				FUEL SOURCE	1	OIL	1.00	+	USF	L	UPPER STORY FIN	968	2013	124.66	120,669		
				USE	0		1.00	+	OPA	N	OPEN PORCH	408		70.56	28,790		
								F	BIG	N	BUILT-IN GARAGE	896		83.92	75,194		
								F21	O	FPL 2S 1OP	1		10,562.00	10,562			
								FIX	O	XTRA FIXTURES	9		2,553.33	22,980			

EFF.YR/AGE	2021 / 1	COND	1 1 %
FUNC	0	ECON	0
DEPR	0 % GD	DEPR	100
RCNLD			\$639,700