Key: 4726

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,819

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLELLAN CHRISTINE ANNE &	23.3-15-0	22 BAY DR
MARY CATHERINE MCLELLAN TRS		
15 SMITH ST		
BRAINTREE, MA 02184		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLELLAN CHRISTINE ANNE &	04/15/2021	F	100	34015-56
MCLELLAN MARY	10/31/2006	QS	335,000	21488-301
BARBER PATRICIA W TRUSTEE	12/16/1992	F	1	08359-00088

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

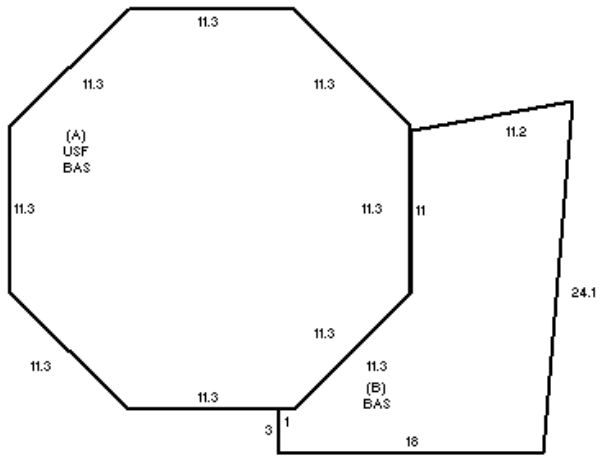
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10580	09/28/2010	3	ALT/RENO	45,000	11/19/2010	TL	100	100
08436	08/15/2008	3	ALT/RENO	2,500	11/19/2010	TL	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,700	5 1.00	100 1.00	100 1.00	259,270	4.53	A 1.00	R07 1.10			180,550

TOTAL	6,708 SF	ZONING	1	FRNT	0
Nbhd	TAY PT	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	180,600	181,600
BUILDING	243,700	215,600
DETACHED	12,700	12,100
OTHER	0	0
TOTAL	**437,000**	**409,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	15 X 20		300	46.93	12,700

PHOTO 10/25/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/29/2021	RP
LIST	9/29/2021	EST
REVIEW	9/29/2021	RP

YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,522	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	905	1930	222.92	201,743
A	USF	L	UPPER STORY FIN	617	1930	122.23	75,416
	CRL	N	BSMT CRAWL	527		28.88	15,219
	FIX	O	XTRA FIXTURES	2		2,393.85	4,788

TOTAL RCN	297,165

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$243,700