

Key: 4951

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.077

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MACDONALD JOHN F P O BOX 735 BUZZARDS BAY, MA 02532		24.1-42-0		34 OLD BRIDGE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACDONALD JOHN F		03/31/1997	N	90,000	10676-229

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1250	100	OTHER CONGREGATE			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
970146	04/04/1997	12 3	CYCLICAL ALT/RENO	15,000	09/29/2015 04/29/1998	TL JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-4	1.00	100	1.00	100	1.00	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.009	C-4	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85	170

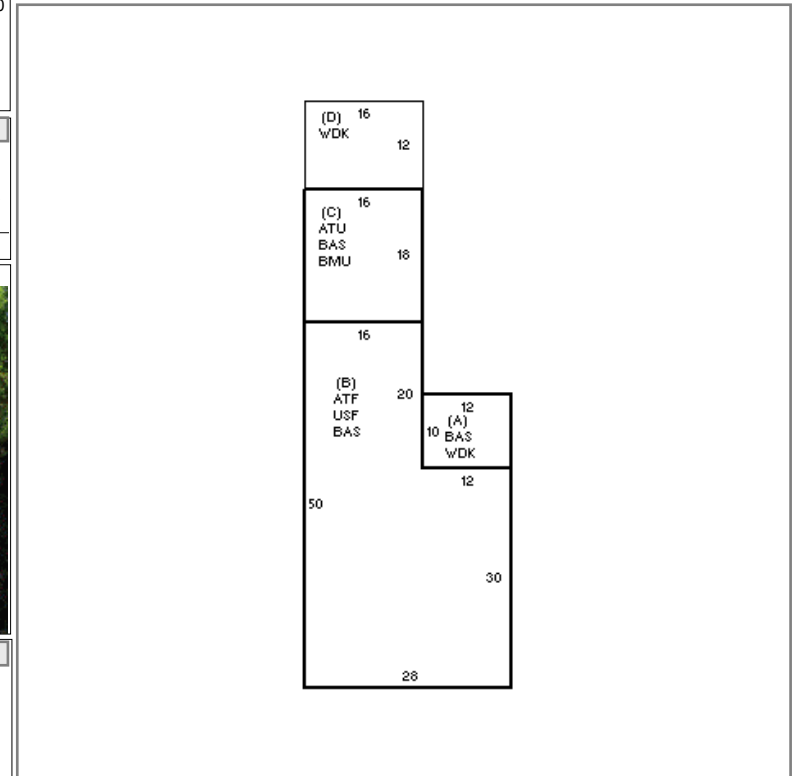
TOTAL	20,386 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	263,700	253,600			
Infl1	AVG		BUILDING	457,900	405,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	69,300	61,300			
			TOTAL	790,900	720,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2014	JB
MODEL	1		RESIDENTIAL	LIST	6/2/2014	JB
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/29/2015	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,728	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	WDK	N	WOOD DECK	312		24.35	7,597
\$NLA(RCN)	\$221	OVERALL	1.140	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,568	1850	209.14	327,928
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	1,160	1850	118.52	137,487
STORIES	2.5	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATF	N	ATTIC FINISH	1,160		66.87	77,567
ROOMS	11	1.00		FLOOR COVER	1	HARDWOOD	1.02	C	BMU	N	BSMT UNFINISHED	288		69.98	20,154
BEDROOMS	7	1.00		INT. FINISH	1	PLASTER	1.00	C	ATU	N	ATTIC UNF	288		48.18	13,876
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP			0.00	
FIXTURES	10	1.00		FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	5		2,427.74	12,139
GARAGE CAPACITY	0	1.00		USE	0		1.00		KIT	O	EXTRA KITCHEN	1		5,726.20	5,726
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	3	1.10													



TOTAL RCN	602,474 <th>CONDITION ELEM</th> <th>CD</th>	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	\$457,900		

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TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1250	100	OTHER CONGREGATE				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

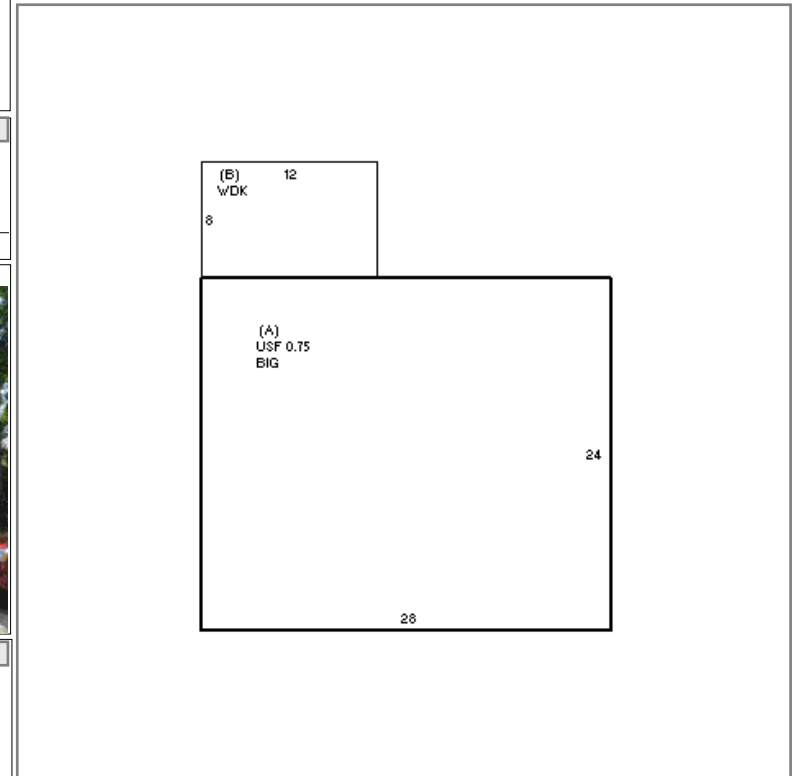
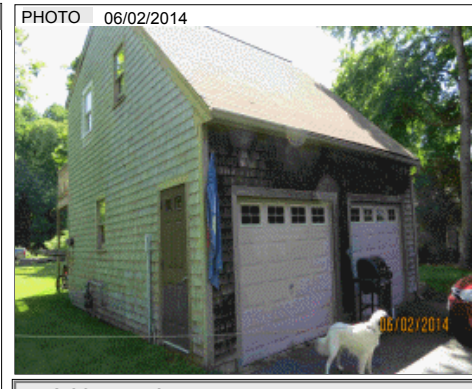
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	69,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2015	TL
MODEL	1		RESIDENTIAL	LIST	9/29/2015	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	82,454		
NET AREA	504	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	672		55.67	37,407	CONDITION ELEM	CD		
\$NLA(RCN)	\$164	OVERALL	0.740	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	504	1900	83.05	41,859	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	96		33.21	3,188	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		3	1.00																
BEDROOMS		1	1.00																
BATHROOMS		1	1.00																
FIXTURES		5	1.00																
GARAGE CAPACITY		2	1.00																
% BSMT FINISH		0	1.00																
# OF HALF BATHS		0	1.00																
# OF UNITS		1	1.00																
EFF.YR/AGE		2003 / 19																	
COND		16	16 %																
FUNC		0																	
ECON		0																	
DEPR		16	% GD	84															
RCNLD				\$69,300															