

Key: 5027

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.156

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCLAUGHLIN PRISCILLA 60 SANDWICH RD BOURNE, MA 02532				24.2-54-0				60 SANDWICH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCLAUGHLIN PRISCILLA				03/31/2015	F	10	28771-216					
HAGER JOSEPH &				05/29/2013	QS	385,000	27414-130					
PIERCE GORDON & CATHERINE				12/30/2005	F	100	20622-155					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,626 6	1.00	100	1.00	212,130	1.22	A	1.00	R04	0.90	181,510

LAND

TOTAL	30,623 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE per mls Hartru Championship tennis Court	LAND	181,500	178,500			
Infl1	AVG		BUILDING	351,500	311,000			
N_Index	AVG		DETACHED	12,100	38,100			
			OTHER	38,900	34,400			
			TOTAL	584,000	562,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	16X44		704	34.27	12,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/1/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/30/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1918	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	428,662															
NET AREA	2,250	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,150	1918	220.80	253,924																	
\$NLA(RCN)	\$191	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	PTA	N	PATIO	166		16.23	2,695																	
				ROOF SHAPE	3	GAMBREL	1.00	C	BMU	N	BSMT UNFINISHED	275		70.61	19,417																	
				ROOF COVER	2	WOOD SHINGLES	1.02	E	USF	L	UPPER STORY FIN	1,100	1918	119.59	131,545																	
				FLOOR COVER	1	HARDWOOD	1.02	E	ENT	N	ENCLOSED ENTRY	36		97.23	3,500																	
				INT. FINISH	1	PLASTER	1.00	F	ENT	N	ENCLOSED ENTRY	36		97.23	3,500																	
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	2			2,449.40	4,899																	
				FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	2			4,590.55	9,181																	
				USE	0		1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>U</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	G	BATHS	A	HEAT	U	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	A																															
KITCHEN	G																															
BATHS	A																															
HEAT	U																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2001 / 21</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>18</td> <td>18 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>18</td> <td>% GD 82</td> </tr> </tbody> </table>														EFF.YR/AGE	2001 / 21		COND	18	18 %	FUNC	0		ECON	0		DEPR	18	% GD 82
EFF.YR/AGE	2001 / 21																															
COND	18	18 %																														
FUNC	0																															
ECON	0																															
DEPR	18	% GD 82																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$351,500</td> </tr> </thead> </table>														RCNLD	\$351,500													
RCNLD	\$351,500																															



