

Key: 5129

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.264

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FAHEY BRENDAN J 34 COUNTY RD BOURNE, MA 02532				24.3-48-0				34 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAHEY BRENDAN J				12/16/2020	QS	365,000	33582-163				
CLAY JOSHUA C &				02/11/2004	QS	280,000	18209-119				
MASHACK JAMES L				06/04/2001	QS	183,000	13902-170				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO-FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-21-159	03/10/2021	3	ALT/RENO		04/20/2023	TL	100 100
151207	12/30/2015	3	ALT/RENO	10,000			100 100
02316	05/21/2002	9	DECK	2,108	04/11/2018	BC	100 100
01577	09/17/2001	10	WOODSTOVE	1,200	07/12/2004	JS	100 100
				200	03/28/2002	TL	100 100

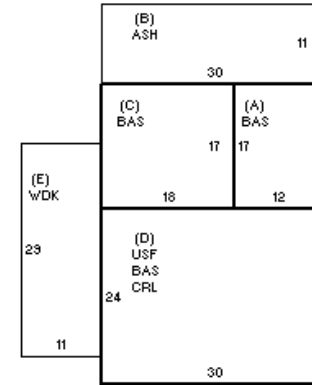
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,500	6	1.00	100	1.00	100	1.00	212,130	2.39	A	1.00	R03	0.90			157,330

TOTAL	13,504 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	157,300	147,000			
Infl1	AVG		BUILDING	362,800	257,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		520,100	404,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/20/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/3/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/3/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/20/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,333
NET AREA	1,950	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,230	1930	206.95	254,548		
\$NLA(RCN)	\$202	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	ASH	N	ATT SHED	330		22.94	7,569		
				ROOF SHAPE	2	HIP	1.02	D	CRL	N	BSMT CRAWL	720		28.28	20,362		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	720	1930	119.70	86,187		
				FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	319		23.52	7,502		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	4		2,344.38	9,378		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		MST	O	MAS/METAL STACK	2		4,393.70	8,787		
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$362,800
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