

Key: 5138

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.273

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MILLER RICHARD A & JESSICA L MCGILLIS		24.3-56-0		26 WATERHOUSE RD	
26 WATERHOUSE RD		TRANSFER HISTORY		DOS	T
BOURNE, MA 02532		MILLER RICHARD A & CONNORS DENNIS JOHN & FANNIE MAE		01/11/2019	QS
				07/23/2018	L
				12/22/2017	L

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
19848	09/16/2019	15	INSULATE/WEA	7,400		
18748	09/05/2018	3	ALT/RENO	1,200	04/22/2021	
18662	08/10/2018	3	ALT/RENO	8,100	04/22/2021	
07553	09/11/2007	9	DECK	3,900	10/20/2008	TL
05517	08/03/2005	3	ALT/RENO	15,150	08/23/2007	DB

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	19,500	6	1.00	100	1.00	100	1.00	212,130	1.75	A	1.00	R04	0.90		165,800

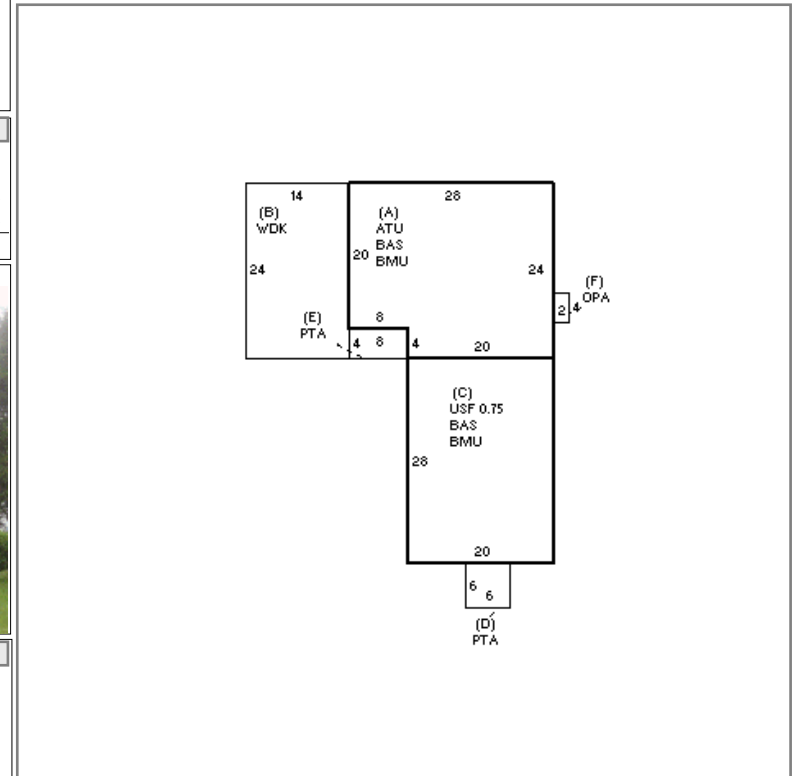
TOTAL	19,515 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	165,800	163,000			
Infl1	AVG		BUILDING	244,500	216,400			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	412,100	381,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	30 0.70	8 X 10		0.00	
SHF	A	1.00	10 0.90	10 X 12	2007	120	16.42



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/1/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/1/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1939	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,620	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,200		38.30	45,963
\$NLA(RCN)	\$243	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,200	1939	201.64	241,969
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	640		43.87	28,077
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	336		22.44	7,539
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	420	1939	115.58	48,543
				INT. FINISH	1	PLASTER	1.00	+	PTA	N	PATIO	68		15.71	1,068
				HEATING/COOLING	1	FORCED AIR	1.00	F	OPA	N	OPEN PORCH	8		99.93	799
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,253.00	9,253	
				USE	0		1.00	FIX	O	XTRA FIXTURES	5		2,236.94	11,185	



CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	9	1.00		
BEDROOMS	4	1.00		
BATHROOMS	2	1.00		
FIXTURES	10	1.00		
GARAGE CAPACITY	0	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

TOTAL RCN	394,397
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	P
KITCHEN	A
BATHS	P
HEAT	A
ELECT	A
EFF.YR/AGE	1981 / 41
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$244,500