

Key: 5163

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.299

LEGAL

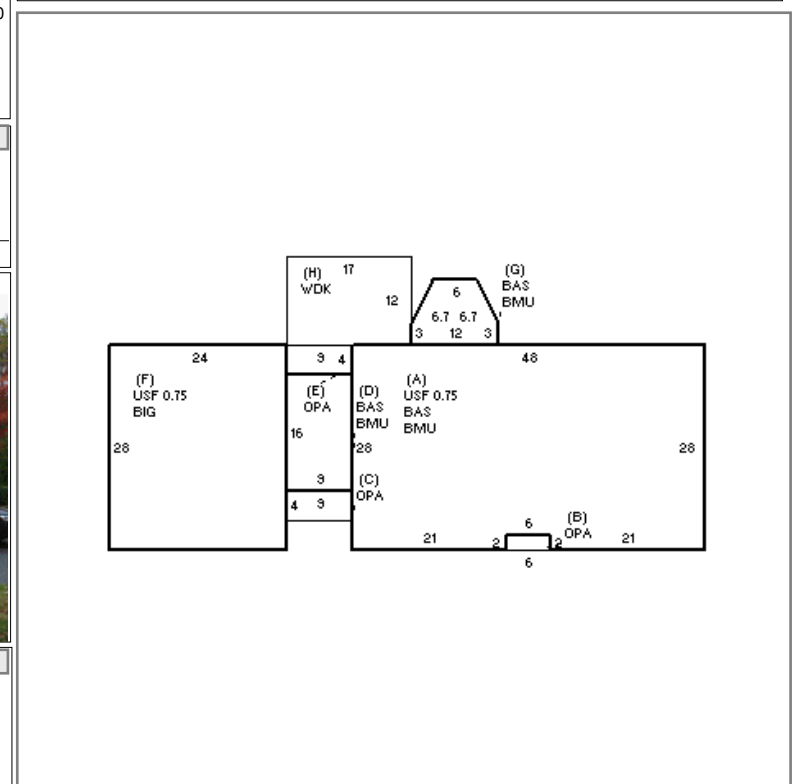
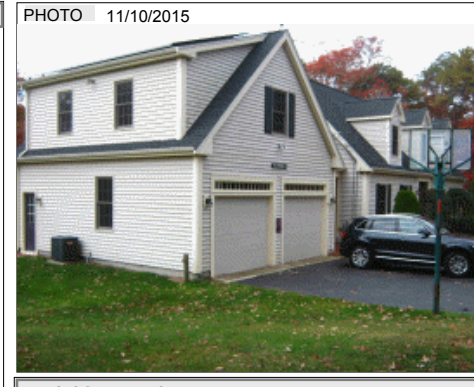
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCCLAIN MITCHELL D & LARA E MCCLAIN 50 WATERHOUSE RD BOURNE, MA 02532				24.3-88-0				50 WATERHOUSE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCLAIN MITCHELL D & OCONNOR COLLINS C JR & HALL RAYMOND C				06/19/2020	QS	529,000	33000-265					
				10/15/1999	P	59,000	12604-83					
				02/24/1997	XX		10620-217					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 6	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90	194,750
300	A	0.105 6	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90	1,540

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	%
EXB-22-135	03/15/2022	15	INSULATE/WEA	8,501				
15478	06/17/2015	14	SOLAR	23,000	11/05/2015	SW	100	100
15187	04/03/2015	14	SOLAR	7,700	05/05/2015		100	100
01652	10/15/2001	10	WOODSTOVE		03/26/2002	TL	100	100
200321	05/30/2000	1	NEW CONSTRUC	125,000	12/13/2000	TL	100	100

TOTAL	1.023 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E Shed is now on 52 Waterhouse Road	LAND	196,300	193,000			
Infl1	AVG		BUILDING	559,500	501,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	755,800	694,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/5/2015	SW
MODEL	1		RESIDENTIAL	LIST	11/5/2015	SW
STYLE	4	1.05	CAPE [100%]	REVIEW	11/5/2015	SW
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	2000	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	674,044
NET AREA	3,069	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,566		37.38	58,539	CONDITION ELEM	CD
\$NLA(RCN)	\$220	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,566	2000	214.66	336,163	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,503	2000	121.66	182,848	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	84		84.10	7,064	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	F	BIG	N	BUILT-IN GARAGE	672		86.29	57,990	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	WOOD DECK	204		30.30	6,182	HEAT	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1		10,307.60	10,308	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	6		2,491.97	14,952			
				USE	0		1.00										
				EFF.YR/AGE 2002 / 20													
				COND 17 17 %													
				FUNC 0													
				ECON 0													
				DEPR 17 % GD 83													
				RCNLD \$559,500													