Key: 5188

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,324

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCBARRON KEVIN &	24.4-17-0	20 SANDY LN
MELISSA CHAPRALES		
20 SANDY LANE		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCBARRON KEVIN &	08/17/2020	QS	390,000	33174-80
BLANCHARD KENNETH R &	11/01/2000	QS	182,900	13339-47
EVANS MARK C	07/26/1999	QS	152,500	12433-156

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	%
		3	ALT/RENO		09/23/2020	TL	100	100
16448	06/03/2016	14	SOLAR	14,872	08/11/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,608	6 1.00	100 1.00	100 1.00	235,700	1.22	A 1.00	R06 1.00			201,660

TOTAL	30,623 SF	ZONING	1	FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

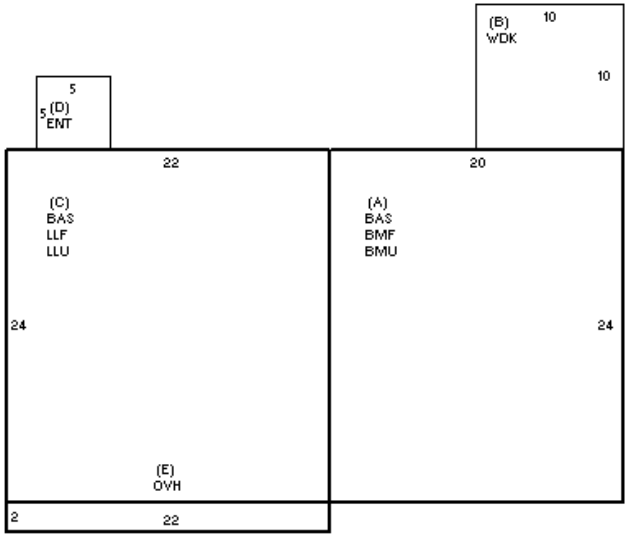
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	201,700	178,500
BUILDING	265,100	234,600
DETACHED	2,700	2,600
OTHER	0	0
TOTAL	**469,500**	**415,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	
SHF	A 1.00	A 0.75	12 X 20		240	15.23	2,700

PHOTO 09/23/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/23/2020	TL
LIST	9/23/2020	EST
REVIEW	9/23/2020	TL

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,580	DETAIL ADJ	1.000
$NLA(RCN)	$205	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	1	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	480		48.35	23,209
A	BMF	N	BSMT FINISH	480		46.02	22,091
+	BAS	L	BASE AREA	1,008	1984	201.64	203,255
B	WDK	N	WOOD DECK	100		46.22	4,622
C	LLU	N	LOWER LEVEL UNF	528		38.09	20,109
C	LLF	L	LOWER LEVEL FIN	528	1984	64.81	34,222
D	ENT	N	ENCLOSED ENTRY	25		119.96	2,999
E	OVH	L	OVERHANG	44	1984	190.22	8,370
	FIX	O	XTRA FIXTURES	2		2,236.85	4,474

TOTAL RCN 323,349

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $265,100