

Key: 5225

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.369

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MACUCH WILLIAM & MICHELLE MACUCH 27 OLD DAM RD BOURNE, MA 02532				26.0-18-2				27 OLD DAM RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MACUCH WILLIAM & MICHELLE MACUCH WILLIAM & MICHELLE DEMARIA ANTHONY				10/07/2020 09/10/2019 11/10/2011	F N QS	1 545,000 623,000	33339-319 32284-24 25830-145	
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	6	1.00	100	1.00	100	1.00	1.00	R07	1.25	270,490
300	A	0.472	6	1.00	100	1.00	100	1.00	1.00	R07	1.25	9,620

TOTAL	1.390 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	Across from marsh			LAND	280,100	247,900
Inf1	AVG		LAND	618,700	547,500			
N_Index	AVG		DETACHED	57,200	54,400			
						OTHER	0	0
						TOTAL	956,000	849,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	S	3.00	10 0.90		512	89.15	41,100
PLH	S	3.00	10 0.90		168	106.53	16,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2019	TL
MODEL	1		RESIDENTIAL	LIST	9/2/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/2/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,868	DETAIL ADJ	1.000
\$NLA(RCN)	\$257	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		5	1.00
BATHROOMS		4	1.00
FIXTURES		18	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,512		38.30	57,915
+	BAS	L	BASE AREA	1,512	1987	219.96	332,582
+	USF	L	UPPER STORY FIN	1,308	1987	124.66	163,052
B	BIG	N	BUILT-IN GARAGE	624		88.42	55,177
D	OPA	N	OPEN PORCH	48		97.69	4,689
D	OVH	L	OVERHANG	48	1987	217.14	10,423
+	WDK	N	WOOD DECK	588		25.61	15,059
BGF	N	BSMT GOOD FINIS	756			67.54	51,063
FIX	O	XTRA FIXTURES	13			2,553.41	33,194
KIT	O	EXTRA KITCHEN	1			6,022.60	6,023
WPL	O	WHIRLPOOL	1			7,360.70	7,361

TOTAL RCN	736,539	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE 2003 / 19		
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$618,700	

