Key: 5284

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,426

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACKAY VICKIE M 27 PLYMOUTH ROAD WAKEFIELD, MA 01880	26.1-50-0	49 LAMONT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACKAY VICKIE M	10/12/2012	QS	325,000	26755-253
HALLIDAY WILBUR L &	12/02/2010	F		25050-230
HALLIDAY WILBUR	12/02/2010	F		25050-228/9

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	%
05045	01/31/2005	3	ALT/RENO	20,000	06/12/2008	TL	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,247	7 1.00	100 1.00	100 1.00	424,260	2.28	A 1.00	BGD 1.80			316,760

TOTAL	14,244 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

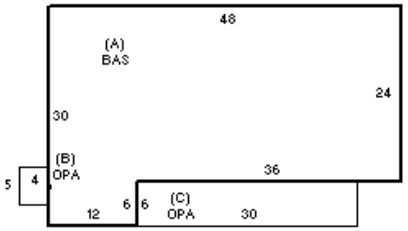
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	316,800	280,300
BUILDING	222,200	196,700
DETACHED	3,500	3,400
OTHER	0	0
TOTAL	**542,500**	**480,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	F 0.60	24X12		288	15.23	2,600
PTD	A 1.00	A 0.75	24X12		288	4.23	900

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

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

MEASURE	3/6/2017	TL
LIST	3/6/2017	EST
REVIEW	3/6/2017	TL

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,224	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,224	1925	194.62	238,212
+	OPA	N	OPEN PORCH	200		67.67	13,533
	GFP	O	GAS FIREPLACE	1		6,625.90	6,626

TOTAL RCN	258,372

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$222,200