

Key: 5374

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.518

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCCLELLAND HOLLY W 176 PRESIDENTS RD BOURNE, MA 02532				26.1-157-0				176 PRESIDENTS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCLELLAND HOLLY W				05/07/2015	QS	562,000	28851-114					
PELLOW JAMES P &				12/10/2004	A	193,850	19302-174					
HARRINGTON DONALD J ET A				03/08/1999	QS	330,000	12111-259					

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	%
03268	05/08/2003	3	ALT/RENO	4,000	06/22/2004	TL	100	100
980510	08/26/1998	3	ALT/RENO	28,800	02/05/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,403	7	1.00	100	1.00	100	1.00	518,540	3.31	A	1.00	BVG	2.20			370,430

TOTAL	9,409 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	370,400	327,800			
Infl1	AVG		BUILDING	353,600	312,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			724,000	640,700				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2014	TL
MODEL	1		RESIDENTIAL	LIST	8/27/2014	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/20/2016	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1969	SIZE ADJ	1.010
NET AREA	1,976	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	14	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	70	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
A	BMU	N	BSMT UNFINISHED	988		40.99	40,499
A	BAS	L	BASE AREA	988	1969	222.92	220,245
A	USF	L	UPPER STORY FIN	988	1969	121.01	119,560
A	BMF	N	BSMT FINISH	642		49.25	31,621
+	WDK	N	WOOD DECK	427		24.01	10,253
D	PTA	N	PATIO	200		15.86	3,172
	BMG	O	BSMT GARAGE	1		8,012.80	8,013
	F22	O	FPL 2S 2OP	1		10,365.60	10,366
	FIX	O	XTRA FIXTURES	9		2,393.90	21,545

TOTAL RCN	465,274
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$353,600

