

Key: 5496

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.638

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
DALY JOAN & JOSEPH A MCCABE III 22 MONUMENT NECK ROAD BOURNE, MA 02532				26.2-77-0				22 MONUMENT NECK RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DALY JOAN & KUBACKI ALEXANDER				01/29/2021	QS	400,000	33737-312	
				ALLAIN KRISTEN M				04/29/2020	QS	360,000	32863-4	
								01/30/2015	QS	292,000	28656-47	

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	%
16048	01/25/2016	15	INSULATE/WEA	2,523			100	100
14639	08/04/2014	3	ALT/RENO	31,500	07/15/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,250	7	1.00	100	1.00	100	1.00	271,055	2.81	A	1.00	R04	1.15			196,970

TOTAL	11,238 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	197,000	174,300			
Infl1	AVG		BUILDING	261,500	231,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	458,500	405,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(A)  
USF 0.50  
BAS  
BMU

24

32

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2015	DB
MODEL	1		RESIDENTIAL	LIST	7/15/2015	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/24/2015	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	284,186																		
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		53.96	41,444	CONDITION ELEM	CD																		
\$NLA(RCN)	\$247	OVERALL	1.100	EXT COVER	3	ALUMINUM	1.00	A	BAS	L	BASE AREA	768	1960	241.82	185,717	EXTERIOR	G																		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	384	1960	129.00	49,534	INTERIOR	G																		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	3		2,496.67	7,490	KITCHEN	G																		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	G																		
				INT. FINISH	2	DRYWALL	1.00									HEAT	U																		
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	U																		
				FUEL SOURCE	2	GAS	1.00																												
				USE	0		1.00																												
				<table border="1" style="width: 100%;"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">2011 / 11</td> </tr> <tr> <td>COND</td> <td>8</td> <td>8 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>8</td> <td>% GD 92</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$261,500</td> </tr> </table>														EFF.YR/AGE	2011 / 11		COND	8	8 %	FUNC	0		ECON	0		DEPR	8	% GD 92	RCNLD	\$261,500	
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CAPACITY		UNITS	ADJ																																
STORIES		1.5	1.00																																
ROOMS		7	1.00																																
BEDROOMS		3	1.00																																
BATHROOMS		2	1.00																																
FIXTURES		8	1.00																																
GARAGE CAPACITY		0	1.00																																
% BSMT FINISH		0	1.00																																
# OF HALF BATHS		0	1.00																																
# OF UNITS		1	1.00																																