

Key: 552

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 551

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MAGINNIS BRIEN & KRISTINE MAGINNIS P O BOX 38 SAGAMORE BEACH, MA 02562-0038				4.1-155-0				19 TECUMSEH RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MAGINNIS BRIEN & CIMENO J SCOTT TR				07/29/1999	QS	242,500	12441-233	
				STEPHENS CARMELLA E TR OF				05/27/1999	QS	60,000	12299-227	
									XX		04858-00006	

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	%
SR-21-19	03/29/2021	4	DETACH.STRUC	2,000	03/25/2022			100
151033	11/09/2015	14	SOLAR	36,000				100
990181	04/22/1999	1	NEW CONSTRUC	110,000	02/08/2000	EB		100

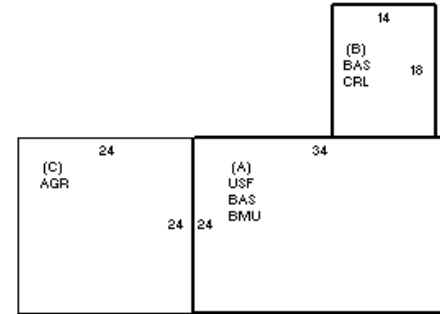
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,940	1	1.00	100	1.00	100	1.00	294,625	1.38	A	1.00	R05	1.25			242,910

TOTAL	25,962 SF	ZONING	1	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	242,900	215,000			
Infl1	AVG		BUILDING	346,300	310,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		589,200	525,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 9	2021		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/4/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/31/2018	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1999	SIZE ADJ	1.010
NET AREA	1,884	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		40.99	33,449
+	BAS	L	BASE AREA	1,068	1999	215.80	230,469
A	USF	L	UPPER STORY FIN	816	1999	121.01	98,747
B	CRL	N	BSMT CRAWL	252		38.51	9,705
C	AGR	N	ATT GARAGE	576		69.48	40,019
	F21	O	FPL 2S 1OP	1		9,902.50	9,903

TOTAL RCN	422,291
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$346,300
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