

Key: 5564

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.705

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|--|
| MAHONEY MATTHEW & MARY A LOWNEY 9 MAPLE RD WINTHROP, MA 02152 | | | | 26.3-11-0 | | | | 30 BENEDICT RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| MAHONEY MATTHEW & MARY A LOWNEY | | | | 03/21/2022 | F | 1 | 34989-294 | | | | | |
| MAHONEY MATTHEW & MARY A LOWNEY | | | | 12/02/2014 | QS | 708,000 | 28543-193 | | | | | |
| WEYMOUTH MICHAEL E ETUX | | | | 07/11/2007 | QS | 875,000 | 22180-18 | | | | | |

| 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 | % |
| EXB-23-5 | 02/01/2023 | 3 | ALT/RENO | | 04/19/2023 | SL | 100 | 100 |
| EXB-22-833 | 12/09/2022 | 14 | SOLAR | 16,370 | 04/19/2023 | SL | 100 | 100 |
| | | 13 | OTHER | 18,000 | 10/25/2018 | DB | 100 | 100 |
| 08372 | 07/14/2008 | 3 | ALT/RENO | 20,000 | 04/29/2015 | | 100 | 100 |

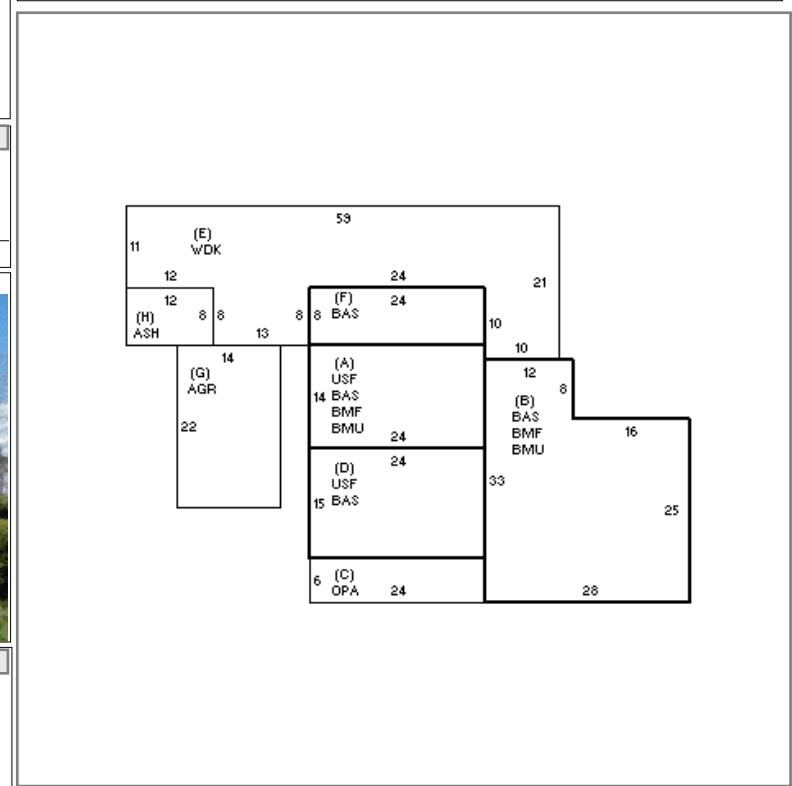
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 14,150 | 7 | 1.00 | 100 | 1.00 | 100 | 1.00 | 707,100 | 2.30 | A | 1.00 | BEX | 3.00 | | | 527,490 |

| TOTAL | 14,157 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--|--------------|------------------|----------------|----------|---------|----------|
| Nbhd | GRAY GAB | NOTE per DNR permanent structure,float & ramp observed back to 2007 | LAND | 527,500 | 466,800 | | | |
| Infl1 | AVG | | BUILDING | 471,100 | 412,000 | | | |
| N_Index | AVG | | DETACHED | 28,600 | 27,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,027,200 | 905,800 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------------|----|-------|-----------|--------|
| WDK | A | 1.00 | 10 0.90 9 X 10 | | 90 | 18.30 | 1,500 |
| BDW | V | 1.30 | 10 0.90 4X12X4X20 | | 128 | 235.56 | 27,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/19/2023 | SL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/29/2015 | EST |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | 4/19/2023 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1925 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,380 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,132 | | 41.17 | 46,608 |
| \$NLA(RCN) | \$260 | OVERALL | 1.070 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BMF | N | BSMT FINISH | 336 | | 65.98 | 22,168 |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | + | USF | L | UPPER STORY FIN | 696 | 1925 | 122.77 | 85,449 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | BMF | N | BSMT FINISH | 796 | | 49.47 | 39,379 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | OPA | N | OPEN PORCH | 144 | | 77.47 | 11,156 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 1,684 | 1925 | 203.87 | 343,316 |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | E | WDK | N | WOOD DECK | 853 | | 24.12 | 20,573 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | G | AGR | N | ATT GARAGE | 308 | | 78.81 | 24,273 |
| | | | | USE | 0 | | 1.00 | H | ASH | N | ATT SHED | 96 | | 26.93 | 2,586 |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 9,946.40 | 9,946 |
| | | | | | | | | | FIX | O | XTRA FIXTURES | 3 | | 2,404.63 | 7,214 |
| | | | | | | | | | GFP | O | GAS FIREPLACE | 1 | | 7,226.40 | 7,226 |

| TOTAL RCN | 619,894 | 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 | | | \$471,100 |