

Key: 5624

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.766

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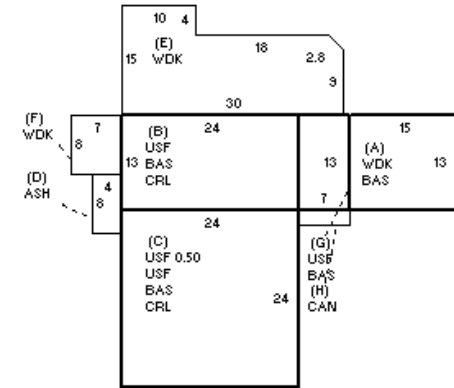
CURRENT OWNER				PARCEL ID				LOCATION				
DWYER MICHAEL F & MARGARET F TR DWYER FAMILY IRREVOCABLE TR 73 MASHNEE RD BOURNE, MA 02532				26.3-60-0				73 MASHNEE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				11/19/2012	F	10	26865-316					
				06/16/1972	QS	29,500	1670-71					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,557 7		1.00 100	1.00 100	318,195	1.45 A	1.00 BAV	1.35			259,410

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-20-301	09/23/2020	15	INSULATE/WEA	1,760			100 100
17706	09/05/2017	14	SOLAR	10,000			100 100
14370	05/19/2014	4	DETACH.STRUC	5,400	08/13/2014		100 100
11342	06/24/2011	15	INSULATE/WEA	1,800	07/08/2011		100 100
09583	11/12/2009	3	ALT/RENO	7,000	04/26/2010	TL	100 100

TOTAL	24,557 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE 50% OF LAND IS TIDALMARSH; great view from 2nd fir mstr bdrm	LAND	259,400	229,600			
Infl1	AVG		BUILDING	333,000	294,700			
N_Index	AVG		DETACHED	3,000	2,800			
			OTHER	0	0			
<b>TOTAL</b>				<b>595,400</b>	<b>527,100</b>			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.30 10 0.90	10 X 16		160	20.73	3,000



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BUILDING	CD	ADJ	DESC	MEASURE	8/13/2014	TL
MODEL	1		RESIDENTIAL	LIST	8/13/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1925	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,914		
NET AREA	2,441	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,174	1925	196.78	231,025	CONDITION ELEM	CD		
\$NLA(RCN)	\$175	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	CRL	N	BSMT CRAWL	888		20.86	18,525	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	979	1925	106.58	104,340	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	288	2008	106.58	30,695	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.02	D	ASH	N	ATT SHED	32		25.50	816	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	619		21.90	13,554	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	H	CAN	N	CANOPY	14		15.81	221	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F	31	O	FPL 3S 1OP	1		10,274.60	10,275				
				USE	0		1.00	FIX	O	XTRA FIXTURES	8		2,183.08	17,465					
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$333,000