Key: 6173

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,330

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REARDON JOSEPH &	30.2-47-0	326 SHORE RD
MOLLY REARDON		
326 SHORE RD		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REARDON JOSEPH &	07/23/2021	QS	570,000	34319-302
ONEIL MICHAEL J & MARIA	05/29/2018	F	100	31296-328
ONEIL MICHAEL J	05/29/2003	QS	299,000	17000-134

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	%
18670	08/10/2018	2	ADDITIONS	58,000	07/22/2019	RP	100	100
14693	08/19/2014	9	DECK	8,500	04/18/2018	BC	100	100
970144	04/03/1997	2	ADDITIONS	40,000	02/02/1998	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	9 1.00	100 1.00	100 1.00	271,055	3.13	A 1.00	BAV 1.15			194,720

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

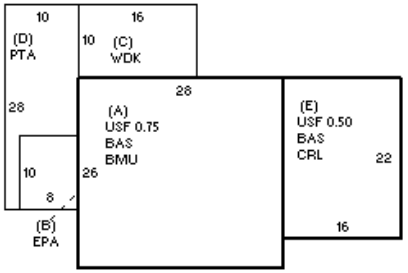
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	194,700	172,300
BUILDING	422,000	373,400
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**618,200**	**547,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X14	2014	112	16.42	1,500

PHOTO 07/22/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2019	RP
LIST	7/22/2019	EST
REVIEW	9/16/2019	TL

YEAR BLT	1946	SIZE ADJ	1.010
NET AREA	1,802	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	3	W/W CARPET	1.00
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	728		50.68	36,892
A	BAS	L	BASE AREA	728	1946	211.34	153,852
A	USF	L	UPPER STORY FIN	546	1946	119.70	65,358
B	EPA	N	ENCLOSED PORCH	80		89.66	7,172
C	WDK	N	WOOD DECK	160		38.50	6,161
D	PTA	N	PATIO	280		14.97	4,191
E	CRL	N	BSMT CRAWL	352		37.72	13,276
E	BAS	L	BASE AREA	352	2019	211.34	74,390
E	USF	L	UPPER STORY FIN	176	2019	119.70	21,068
	BGF	N	BSMT GOOD FINIS	728		62.02	45,148
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	444,240

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2014 / 8		
COND	5 5 %		
FUNC	0		
ECON	0		
DEPR	5	% GD	95
RCNLD	$422,000		