

Key: 6182

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.339

LEGAL

LAND

DETACHED

BUILDING

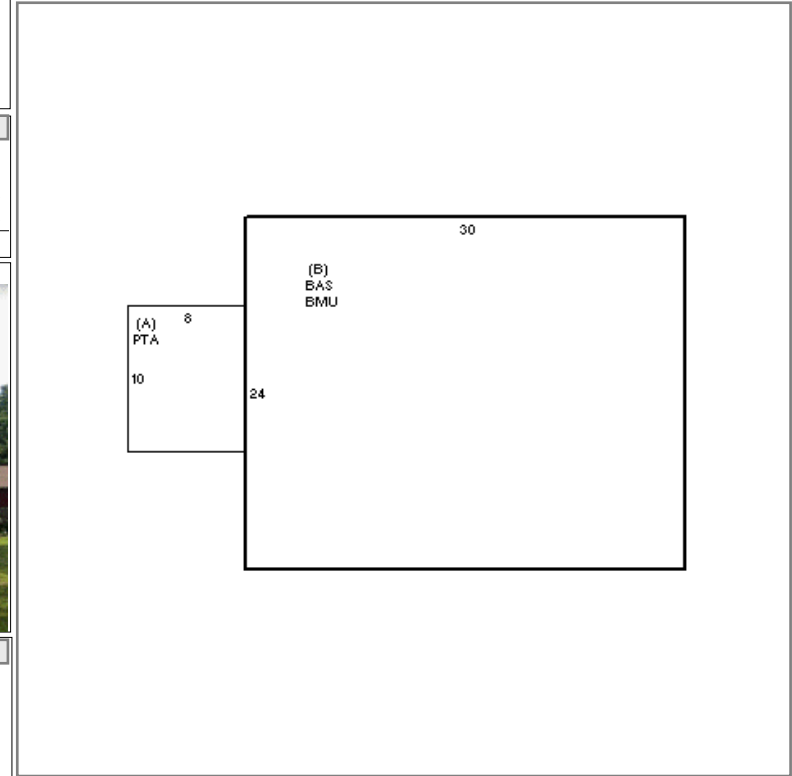
CURRENT OWNER				PARCEL ID				LOCATION			
MACKINNON JOANN R PO BOX 436 MONUMENT BEACH, MA 02553				30.2-56-0				349 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACKINNON JOANN R				02/08/2022	F	1 (229085)					
MACKINNON JOANN R				09/01/2020	QS	285,000 (223562)					
DANIELS BRIAN D ETUX				11/21/2008	F	100 (187402)					

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	%
B-22-134	04/25/2022	3	ALT/RENO	40,000	03/09/2023	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,259 9	1.00	100	1.00	100	1.00	A	1.00	BAV	1.15	198,790

TOTAL	12,240 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	198,800	175,900			
Infl1	AVG		BUILDING	162,500	130,700			
N_Index	AVG		DETACHED	400	400			
			OTHER	0	0			
			TOTAL	361,700	307,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00 40 0.60	6 X 10		60	12.07	400



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2019	TL
MODEL	1		RESIDENTIAL	LIST	3/9/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/9/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	80		14.69	1,175
\$NLA(RCN)	\$256	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	720		46.48	33,467
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	720	1962	208.29	149,972
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								
CAPACITY		UNITS	ADJ												
STORIES		1	1.00												
ROOMS		4	1.00												
BEDROOMS		2	1.00												
BATHROOMS		1	1.00												
FIXTURES		5	1.00												
GARAGE CAPACITY		0	1.00												
% BSMT FINISH		0	1.00												
# OF HALF BATHS		0	1.00												
# OF UNITS		1	1.00												

TOTAL RCN	184.614	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$162,500	