Key: 6186

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,344

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONALD MATTHEW W 6 FAIRFIELD STREET MAYNARD, MA 01754	30.2-63-0	29 CENTRAL BLVD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONALD MATTHEW W	01/26/2018	QS	261,000	(215267)
29 CENTRAL BLVD LLC	10/03/2007	F	1	(184272)
COCCE GLENN & ANNE MARIE	07/08/2004	F	100	(173641)

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-23-444	07/17/2023	3	ALT/RENO	7,000			0	0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,219	9 1.00	100 1.00	100 1.00	271,055	2.61	A 1.00	BAV 1.15			198,720

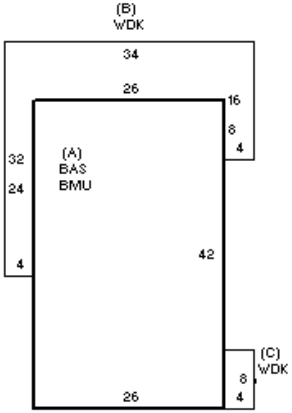
TOTAL	12,240 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	198,700	175,900
BUILDING	192,500	172,500
DETACHED	0	0
OTHER	0	0
TOTAL	**391,200**	**348,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/05/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/20/2018	TL
LIST	8/20/2018	EST
REVIEW	8/20/2018	TL

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,092		34.42	37,588
A	BAS	L	BASE AREA	1,092	1981	181.21	197,877
+	WDK	N	WOOD DECK	432		20.16	8,711
	FIX	O	XTRA FIXTURES	1		2,010.60	2,011
	MST	O	MAS/METAL STACK	1		3,767.30	3,767

TOTAL RCN	249,954

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$192,500