Key: 6309

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,465

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGILLVRAY TRACY A 10 MARILYN ROAD BOURNE, MA 02532	30.2-202-0	10 MARILYN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGILLVRAY TRACY A	02/13/2017	QS	245,000	30293-106
TRIPP SUZANNE F	07/29/1997	XX		10873-130

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800	9 1.00	100 1.00	100 1.00	235,700	2.09	A 1.00	R04 1.00			178,410

TOTAL	15,812 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

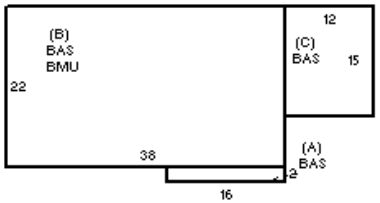
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	178,400	157,900
BUILDING	194,700	172,300
DETACHED	0	0
OTHER	0	0
TOTAL	373,100	330,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X8			0.00	

PHOTO 08/07/2008



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	BC
LIST	8/20/2018	EST
REVIEW	8/20/2018	BC

YEAR BLT	1953	SIZE ADJ	1.015
NET AREA	1,048	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,048	1953	189.00	198,072
B	BMU	N	BSMT UNFINISHED	836		35.90	30,014
	BMF	N	BSMT FINISH	500		43.14	21,569

TOTAL RCN	249,654

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD	$194,700		