

Key: 6367

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.518

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCLUNG ELIZABETH P & DAVID J MCCLUNG 5 WINCHESTER DR BEDFORD, MA 01730				30.4-39-0				50 MONUMENT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCLUNG ELIZABETH P & SARGENT LINDA M				02/18/2005	QS	942,500	19544-29				
SARGENT LINDA M ETUX				04/05/2002	F	1 15020-49					
				04/05/2002	F	1 15020-28					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
17930	11/13/2017	3	ALT/RENO	9,000			100
16651	08/02/2016	3	ALT/RENO	14,000	09/02/2016		100
930572	10/28/1993	3	ALT/RENO	4,000	12/10/1993	JS	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,610	9	1.00	100	1,508,480	8.15	A	1.00	BSP	6.40	1,019,450

TOTAL	3,615 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	ASSESSED W/ PARCEL 38 ON THE WATER; ADDIE AVE - paper road			LAND	1,019,500	902,200
Infl1	AVG		LAND	384,200	340,000			
N_Index	AVG		BUILDING	0	0			
			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,403,700	1,242,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/9/2003	TL
MODEL	1		RESIDENTIAL	LIST	1/9/2003	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	1/5/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1859	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,744	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,043	1859	240.42	250,757
\$NLA(RCN)	\$256	OVERALL	1.240	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	351		73.71	25,871
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	367		26.75	9,818
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BMU	N	BSMT UNFINISHED	935		45.67	42,701
				FLOOR COVER	3	W/W CARPET	1.00	E	USF	L	UPPER STORY FIN	701	1859	136.18	95,460
				INT. FINISH	2	DRYWALL	1.00	F	ASH	N	ATT SHED	106		29.04	3,078
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		11,032.40	11,032	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,667.20	8,002	
				USE	0		1.00								

TOTAL RCN	446,719
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$384,200

