

Key: 6382

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.533

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCLUNG ELIZABETH P & DAVID J MCCLUNG 5 WINCHESTER DR BEDFORD, MA 01730				30.4-56-0				56 MONUMENT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCLUNG ELIZABETH P & HAYES ANDREA M				11/01/2017	T	629,900	(214556)				
HAYES ROBERT C &				06/06/2000	A	(157931)					
				10/19/1987	XX	920-50					

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-20-184	07/13/2020	3	ALT/RENO	20,000	04/14/2021		100	100
18781	09/13/2018	3	ALT/RENO	15,000			100	100

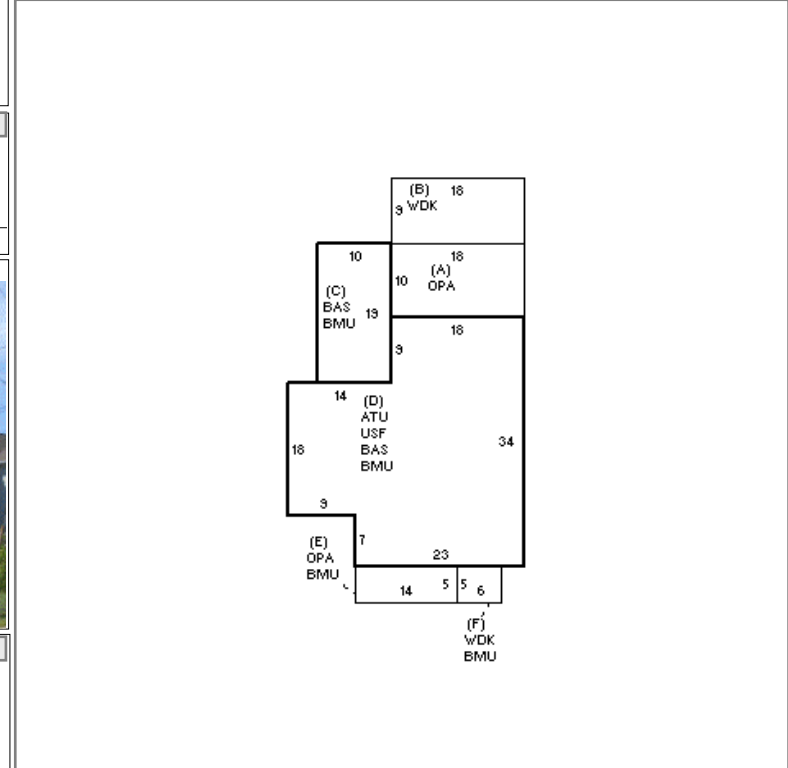
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,140 9		1.00	100 1.00	1,508,480	4.27	A	1.00	BSP	6.40	1,054,900

TOTAL	7,144 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE BEACHFRONT; ALSO OWNS 50 MONUMENT AVE	LAND		1,054,900	933,600		
Infl1	AVG		BUILDING		383,300	339,200		
N_Index	AVG		DETACHED		0	0		
			OTHER		0	0		
		TOTAL		1,438,200	1,272,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2018	BC
MODEL	1		RESIDENTIAL	LIST	10/26/2018	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	1/5/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1890	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	532,415
NET AREA	1,988	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	250		73.71	18,427	CONDITION ELEM	CD
\$NLA(RCN)	\$268	OVERALL	1.240	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	192		43.81	8,411	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,189		45.67	54,300	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,089	1890	240.42	261,816	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	USF	L	UPPER STORY FIN	899	1890	134.82	121,205	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	899		51.79	46,557	HEAT	O
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		11,032.40	11,032	ELECT	O	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	4		2,666.98	10,668			
				USE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		2.5	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		9	1.00														
GARAGE CAPACITY		0	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1991 / 31															
COND		28	28 %														
FUNC		0															
ECON		0															
DEPR		28	% GD	72													
RCNLD		\$383,300															