

Key: 6385

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.536

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCLUNG DAVID ETUX ELIZABETH P MCCLUNG 5 WINCHESTER DRIVE BEDFORD, MA 01730				30.4-59-0				70 MONUMENT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCLUNG DAVID ETUX				06/24/2009	QS	450,000	(188874)				
OBRIEN WILLIAM G ETUX				07/31/2007	QS	550,000	(183775)				
CLARKE BETTY ROBERTSON TR				10/16/1997	XX		(146167)				

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	%
17136	02/28/2017	4	DETACH.STRUC	1,800	07/18/2018	DB	100	100
13452	07/15/2013	9	DECK	15,000	02/25/2015		100	100
12529	08/07/2012	3	ALT/RENO	5,500	02/25/2015		100	100
10276	05/26/2010	3	ALT/RENO	2,200	02/25/2015		100	100
910441	10/02/1991	4	DETACH.STRUC	1,028	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	9	1.00	100	1,055,936	1.78	30	0.70	BSP	6.40	821,810

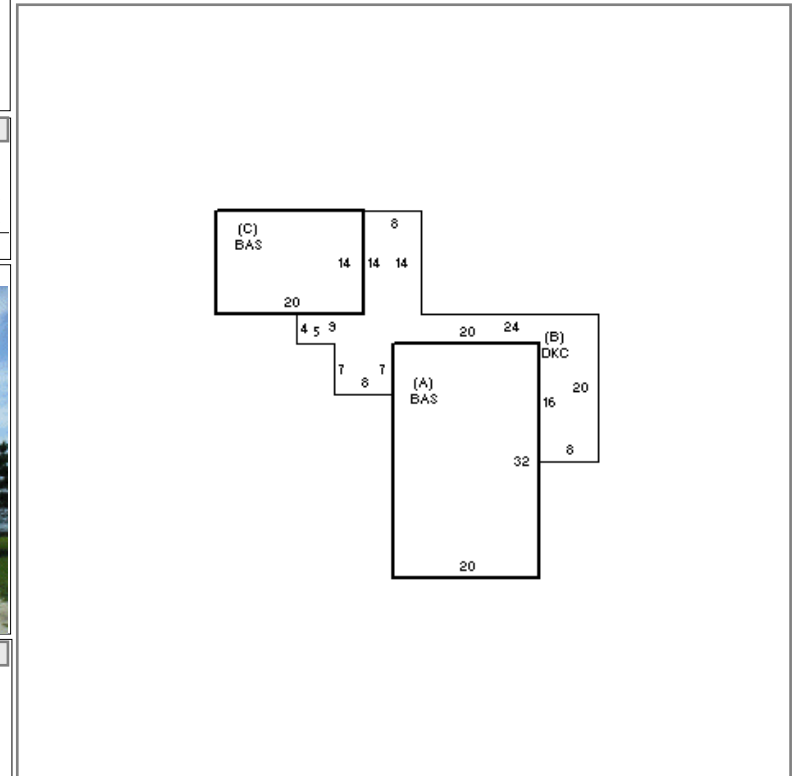
TOTAL	18,992 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE beautiful views; in flood zone=topo 7/17/18 BC	LAND	821,800	727,300			
Infl1	AVG		BUILDING	78,600	69,600			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
TOTAL			902,200	798,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 8			0.00	
SHF	G	1.20	A 0.75 10X12		120	19.71	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2006	DB
MODEL	1		RESIDENTIAL	LIST	12/28/2006	DB
STYLE	6	0.70	COTTAGE [100%]	REVIEW	12/28/2006	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	103,464
NET AREA	920	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	920	1965	97.09	89,323		
\$NLA(RCN)	\$112	OVERALL	0.480	EXT COVER	2	CLAPBOARD	1.00	B	DKC	N	DECK-COMPOSITE	460		30.74	14,141		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS	3	1.00		INT. FINISH	3	WOOD PANEL	0.98										
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.80										
FIXTURES	7	1.00		FUEL SOURCE	8	NONE	1.00										
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
EFF.YR/AGE 1995 / 27																	
COND 24 24 %																	
FUNC 0																	
ECON 0																	
DEPR 24 % GD 76																	
RCNLD \$78,600																	