

Key: 6407

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.559

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CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD MEGHAN & ERIC SUNDQUIST PO BOX 544 MONUMENT BEACH, MA 02553				30.4-84-1				3 CARL GARDNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD MEGHAN & KLICHE KATHLEEN D TRS				12/20/2022	QS	510,000	35551-335				
				01/20/2021	F	1	33703-73				
				09/30/2020	F	100	33313-318				

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,920	9	1.00	100	1.00	100	1.00	1.00	R05	1.05	189,180

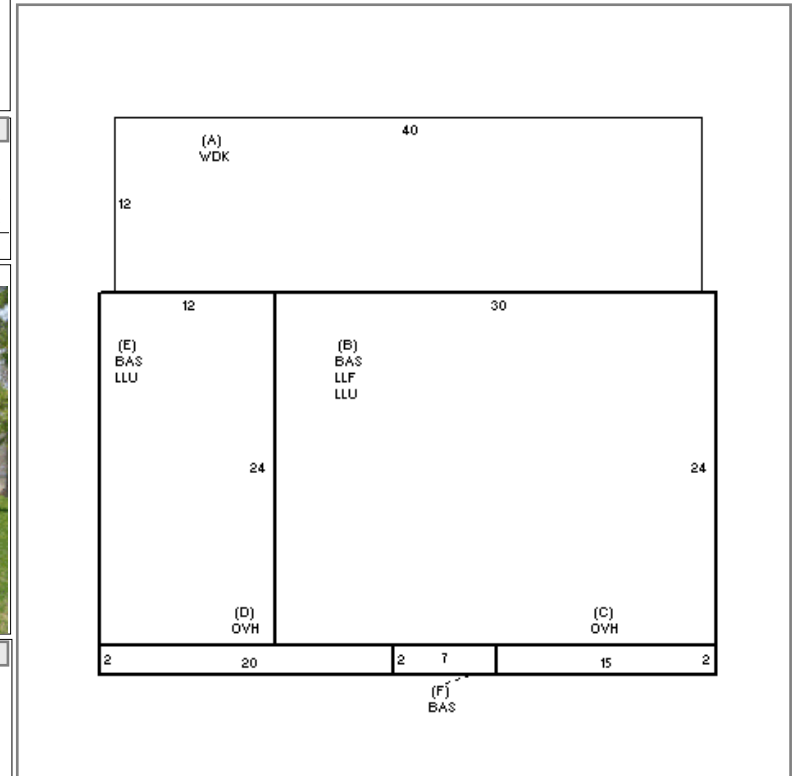
TOTAL	16,901 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	189,200	167,400			
Infl1	AVG		BUILDING	270,000	233,100			
N_Index	AVG		DETACHED	2,500	2,000			
			OTHER	0	0			
			TOTAL	461,700	402,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10X14		140	19.71	2,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2022	TL
MODEL	1		RESIDENTIAL	LIST	7/8/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	10/5/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,812	DETAIL ADJ	1.000
\$NLA(RCN)	\$184	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	60	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	1	WOOD SHINGLE	1.02
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	480		22.87	10,977
+	LLU	N	LOWER LEVEL UNF	1,008		34.30	34,575
B	LLF	L	LOWER LEVEL FIN	720	1973	66.06	47,564
+	OVH	L	OVERHANG	70	1973	193.89	13,572
+	BAS	L	BASE AREA	1,022	1973	205.52	210,040
	BMG	O	BSMT GARAGE	1		7,631.20	7,631
	F12	O	FPL 1S 2OP	1		9,014.50	9,015

TOTAL RCN	333,373
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$270,000