

Key: 655

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 655

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CURRENT OWNER								PARCEL ID					LOCATION				
MACRITCHIE JOSEPH A & ELIZABETH A MACRITCHIE 110 SONOMA ROAD QUINCY, MA 02171								4.3-57-0					35 ROBINSON RD				
								TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)	
								MACRITCHIE JOSEPH A & CALLANAN THOMAS P ETUX ESTATE OF SALLY TURNER					05/31/2019	QS	495,000	(219575)	
					11/19/2009	QS	300,000	(190091)									
					11/13/2009	N		(77836)									

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	%
EXB-23-530	08/15/2023	4	DETACH.STRUC	3,000			100	100
EXB-22-463	07/27/2022	6	FENCE	22,020			100	100
19279	04/10/2019	10	WOODSTOVE				100	100
10766	12/23/2010	2	ADDITIONS	36,300	07/31/2013	JB	100	100
10311	06/07/2010	6	FENCE		10/05/2010	DB	100	100

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	22,000	1	1.00	100	1.00	100	1.00	388,905	1.58	A	1.00	BAV	1.65				310,440

TOTAL	21,998 SF	ZONING	1	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	LAND	310,400	274,700			
Infl1	AVG		BUILDING	347,400	310,800			
N_Index	AVG		DETACHED	25,700	31,600			
			OTHER	0	0			
			TOTAL	683,500	617,100			

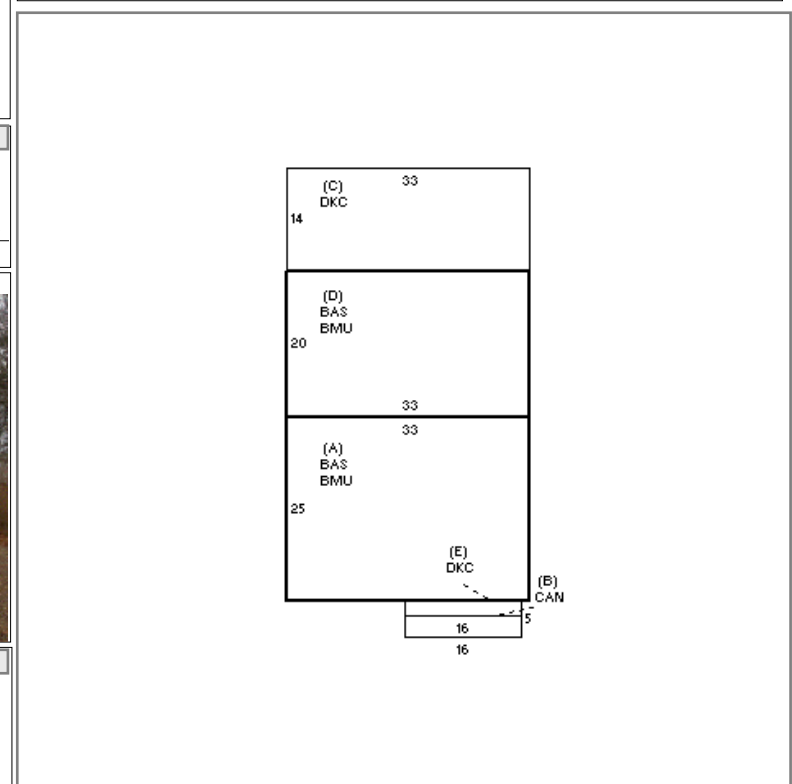
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	12 X 24	288	46.93	6,800
IPG	V	1.30	10 0.90	16 X 34	2010	544	38.63
							18,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	NMP
MODEL	1		RESIDENTIAL	LIST	1/12/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/7/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,485	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,485		33.07	49,116
\$NLA(RCN)	\$257	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	825	1951	189.93	156,693
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	32		14.11	451
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	DKC	N	DECK-COMPOSITE	542		65.01	35,233
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	660	2010	189.93	125,354
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,301.00	8,301
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,204.83	6,615
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								



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TOTAL RCN	381,763
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$347,400