

Key: 6614

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.779

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD JOSEPH E 255 COUNTY RD BOURNE, MA 02532-4200				31.0-12-0				255 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD JOSEPH E				07/01/1998	QS	91,000	11543-119				
ONEIL, ALLISON, ETAL				10/22/1993	QS	72,000	N/A-N/A				

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-21-410 04311	06/15/2021 05/17/2004	3 2	ALT/RENO ADDITIONS	16,432	09/05/2008	DB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,900 9	1.00	100	1.00	100	1.00	223,915	2.08	A	1.00	R03 0.95	169,640

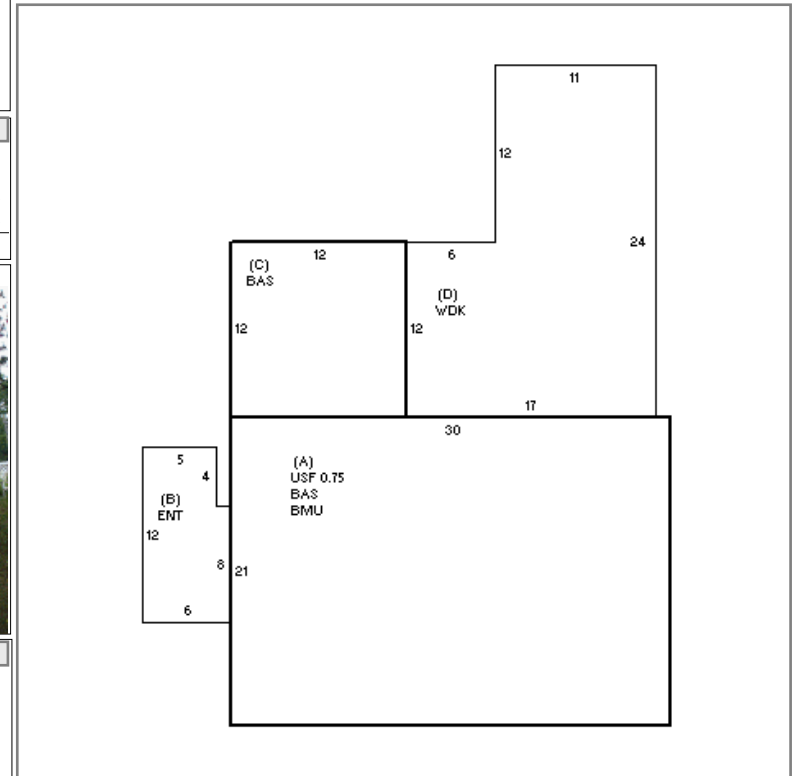
TOTAL	15,899 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	169,600	150,100			
Infl1	AVG		BUILDING	227,000	200,800			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	398,700	352,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		140	16.42	2,100
SHF	A	1.00	10 0.90			0.00	
			10 X 14				
			8 X 12				



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/5/2008	TL
MODEL	1		RESIDENTIAL	LIST	9/5/2008	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/6/2008	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,247	DETAIL ADJ	1.000
\$NLA(RCN)	\$230	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		2	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	630		48.59	30,612
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	630	1900	217.74	137,177
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	473	1900	116.15	54,940
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ENT	N	ENCLOSED ENTRY	68		78.98	5,371
FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	144	2004	217.74	31,355
INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	336		22.55	7,576
HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP		1		9,298.80	9,299
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES		3		2,248.07	6,744
USE	0		1.00	MST	O	MAS/METAL STACK		1		4,212.90	4,213

TOTAL RCN	287,287	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$227,000	