

Key: 6767

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.932

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CURRENT OWNER				PARCEL ID				LOCATION					
MCMANUS BARRY & AMANDA HAINES				31.1-29-0				276 COUNTY RD					
276 COUNTY RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
BOURNE, MA 02532				MCMANUS BARRY & AMANDA HA				02/25/2019	F	100	31851-184		
				HAINES AMANDA				02/25/2019	L	269,900	31851-136		
				CHRISTIANA TRUST TRS				09/13/2018	L	340,000	31524-293		

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-23-518	08/17/2023	3	ALT/RENO	3,750			100	100
EXB-23-206	04/13/2023	4	DETACH.STRUC	3,500			100	100
E-20-173	08/25/2020	3	ALT/RENO	5,000		TL	100	100
PL-20-76	08/10/2020	3	ALT/RENO	68,000		TL	100	100
01121	03/19/2001	3	ALT/RENO	8,000	10/17/2001	EB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	1,192	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		18,460

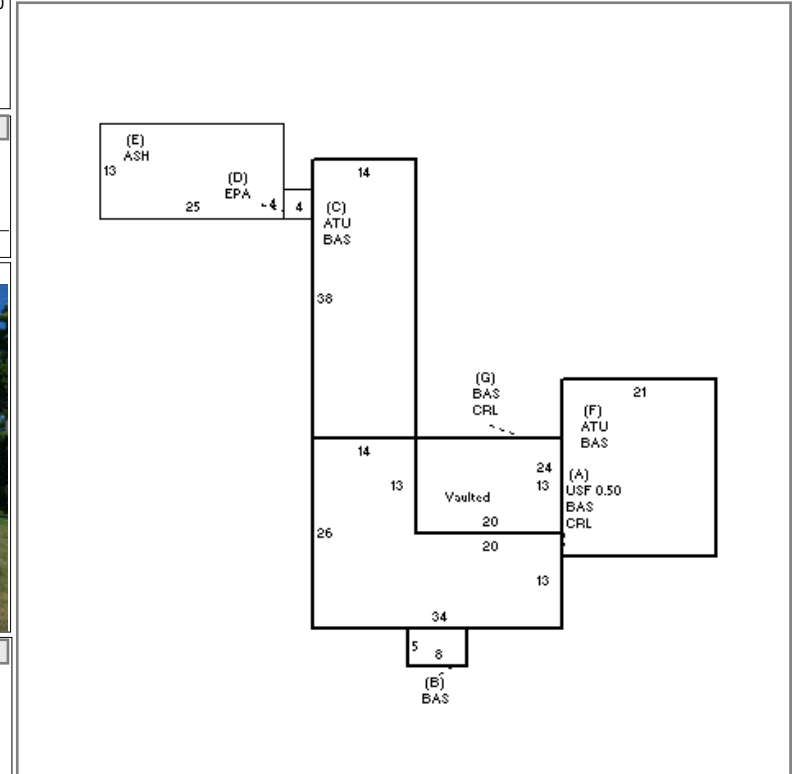
TOTAL	2.110 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E				LAND	224,000	198,300
Infl1	AVG					BUILDING	429,800	380,400
N_Index	AVG					DETACHED	15,900	6,800
						OTHER	0	0
						<b>TOTAL</b>	<b>669,700</b>	<b>585,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	10 0.90	20 X 23		460	38.49	15,900



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/23/2022	SL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/13/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1755	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	596,946
NET AREA	2,272	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	884		25.97	22,960		
\$NLA(RCN)	\$263	OVERALL	1.270	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	312	1755	140.44	43,817		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,960	1755	226.06	443,081		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATU	N	ATTIC UNF	532		53.94	28,699		
				FLOOR COVER	2	SOFTWOOD	1.02	D	EPA	N	ENCLOSED PORCH	16		197.59	3,162		
				INT. FINISH	1	PLASTER	1.00	E	ASH	N	ATT SHED	325		26.59	8,641		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	ATU	N	ATTIC UNF	504		53.95	27,189		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		11,243.40	11,243		
				USE	0		1.00		F23	O	FPL 2S 3OP			0.00			
									FIX	O	XTRA FIXTURES	3		2,718.20	8,155		



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CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$429,800