Key: 6776

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,941

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCARTHY MARY ELLEN **306 COUNTY ROAD** **BOURNE, MA 02532**	**31.1-35-0**	**306 COUNTY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCARTHY MARY ELLEN	12/01/1998	G	124,000	11880-109
HOFFMAN, ANNE C.	03/05/1993	H	1	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	%

LAND

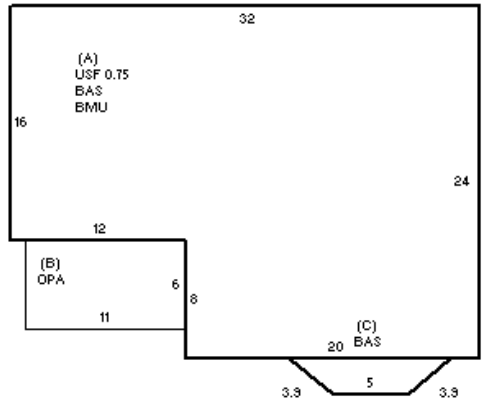
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,900	9 1.00	100 1.00	100 1.00	223,915	2.33	A 1.00	R03 0.95			166,670

TOTAL	13,896 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE: ALSO OWNS CONTIGUOUS PARCEL 31.3/01 WHICH IS UNBUILDABLE

ASSESSED	CURRENT	PREVIOUS
LAND	166,700	147,500
BUILDING	182,900	161,900
DETACHED	4,800	4,500
OTHER	0	0
TOTAL	**354,400**	**313,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	A 1.00	40 0.60	14 X 18		252	31.50	4,800

PHOTO 08/28/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/28/2008	JH
LIST	8/28/2008	EST
REVIEW	9/9/2008	ER

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,196	DETAIL ADJ	1.000
$NLA(RCN)	$207	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	13	HARDWOOD-W/W	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		48.59	32,653
A	USF	L	UPPER STORY FIN	504	1900	116.15	58,540
B	OPA	N	OPEN PORCH	66		80.90	5,339
+	BAS	L	BASE AREA	692	1900	217.74	150,677

TOTAL RCN	247,210

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

EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$182,900