Key: 7024

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,168

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONOUGH SHAUNA M 4 WESTERLY DRIVE BOURNE, MA 02532	31.4-69-0	4 WESTERLY DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONOUGH SHAUNA M	02/23/2018	F	1	31102-264
MCDONOUGH BRENDON ETUX	09/10/2008	QS	285,000	23148-132
QUIMBY CLAYTON H		XX		03057-0286

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	20,574	9 1.00	100 1.00	100 1.00	235,700	1.67	A 1.00	R04 1.00			185,910

TOTAL	20,560 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

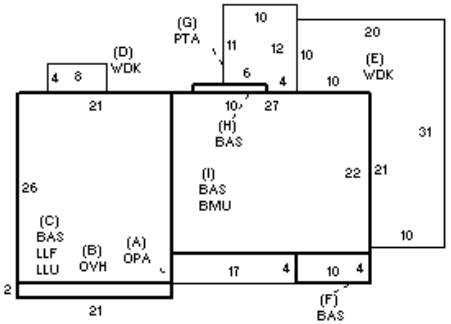
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	185,900	164,500
BUILDING	260,600	230,600
DETACHED	1,400	1,300
OTHER	0	0
TOTAL	**447,900**	**396,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X10			0.00	
SHF	A 1.00	A 0.75	8X14		112	16.42	1,400

PHOTO 08/22/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/22/2008	JH
LIST	9/4/2008	EST
REVIEW	9/7/2008	KEO

YEAR BLT	1980	SIZE ADJ	1.010
NET AREA	1,778	DETAIL ADJ	1.000
$NLA(RCN)	$190	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	48	1.00
# OF HALF BATHS	1	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	68		75.08	5,105
B	OVH	L	OVERHANG	42	1980	177.42	7,452
C	LLU	N	LOWER LEVEL UNF	546		35.52	19,394
C	LLF	L	LOWER LEVEL FIN	546	1980	60.45	33,007
+	WDK	N	WOOD DECK	442		20.93	9,249
+	BAS	L	BASE AREA	1,190	1980	188.07	223,803
G	PTA	N	PATIO	114		14.00	1,596
I	BMU	N	BSMT UNFINISHED	594		45.10	26,788
	F11	O	FPL 1S 1OP	1		7,855.20	7,855
	FIX	O	XTRA FIXTURES	2		2,086.25	4,173

TOTAL RCN	338,422

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$260,600