

Key: 7025

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.169

LEGAL

LAND

DETACHED

BUILDING

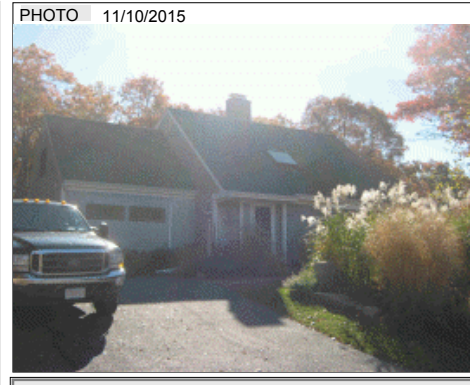
CURRENT OWNER				PARCEL ID				LOCATION			
MCGEE TIMOTHY & PENNY A MCGEE 10 WESTERLY DR BOURNE, MA 02532				31.4-70-0				10 WESTERLY DR			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				MCGEE TIMOTHY & VIENNEAU MARY B		11/10/2004	QS XX	373,000	19233-118 05243-00157		

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	%
19074	02/04/2019	14	SOLAR	48,545			100	100
17534	07/11/2017	4	DETACH.STRUC	34,600	04/06/2018	TL	100	100
11062	02/24/2011	2	ADDITIONS	6,500	04/24/2014		100	100
10439	07/26/2010	3	ALT/RENO	15,635	04/24/2014		100	100
09542	10/26/2009	2	ADDITIONS	10,500			100	100

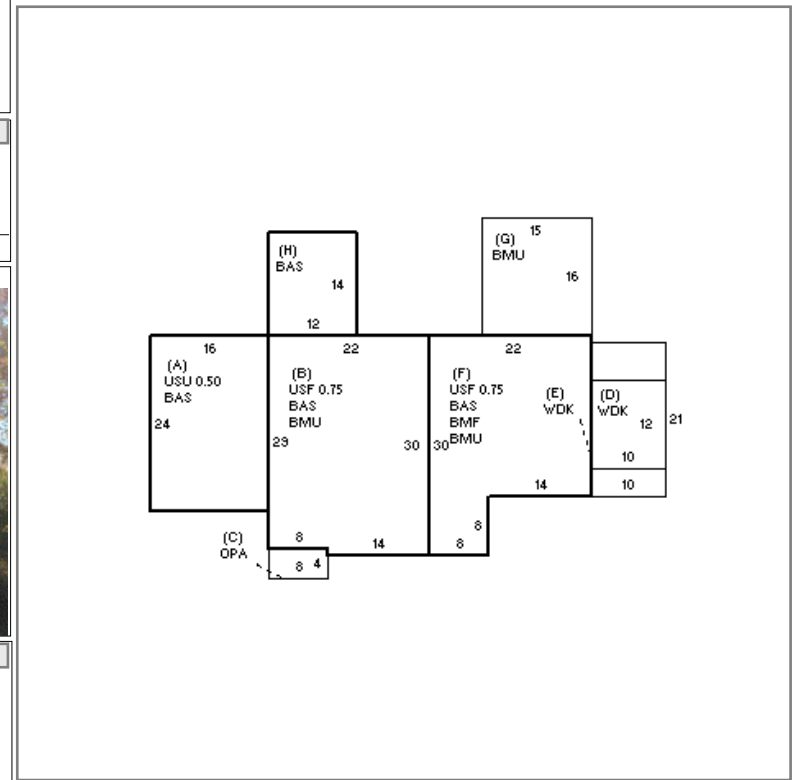
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,973 9	1.00	100	1.00	235,700	1.38	A	1.00	R04	1.00	194,380

TOTAL	25,962 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	194,400	172,000	
Infl1	AVG		BUILDING	494,000	442,400			
N_Index	AVG		DETACHED	40,900	39,000			
			OTHER	0	0			
					TOTAL	729,300	653,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,826.30	2,100
GUL	E	1.90	10 0.90	24 X 28	2018	64.22	38,800



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/10/2015	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	4/6/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	602,426
NET AREA	2,652	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	552	2011	206.43	113,949		
\$NLA(RCN)	\$227	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	USU	N	UPPER STORY UNF	192		54.59	10,481		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,440		37.23	53,617		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,200	1981	206.43	247,714		
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	900	1981	125.47	112,920		
				INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	32		94.95	3,039		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	330		24.90	8,216		
				FUEL SOURCE	1	OIL	1.00	F	BMF	N	BSMT FINISH	548		51.07	27,984		
				USE	0		1.00	FIX	O	XTRA FIXTURES	8		2,482.08	19,857			
								MST	O	MAS/METAL STACK	1		4,651.50	4,652			

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	A	
HEAT	A	
ELECT	A	

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$494,000