

Key: 7281

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.435

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
HESS NATHAN C/O MCCARTHY DANIEL 10 THOM AVE BOURNE, MA 02532		34.2-64-1	10 THOM AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCCARTHY DANIEL		02/24/2023	QS	436,000	35652-340	
HESS NATHAN		12/22/2020	QS	299,000	33599-207	
BRALEY MAUREEN R		03/24/1995	QS	96,000	9600-128	

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	%
01036	01/22/2001	10	WOODSTOVE	2,100	02/21/2003	TL	100	100

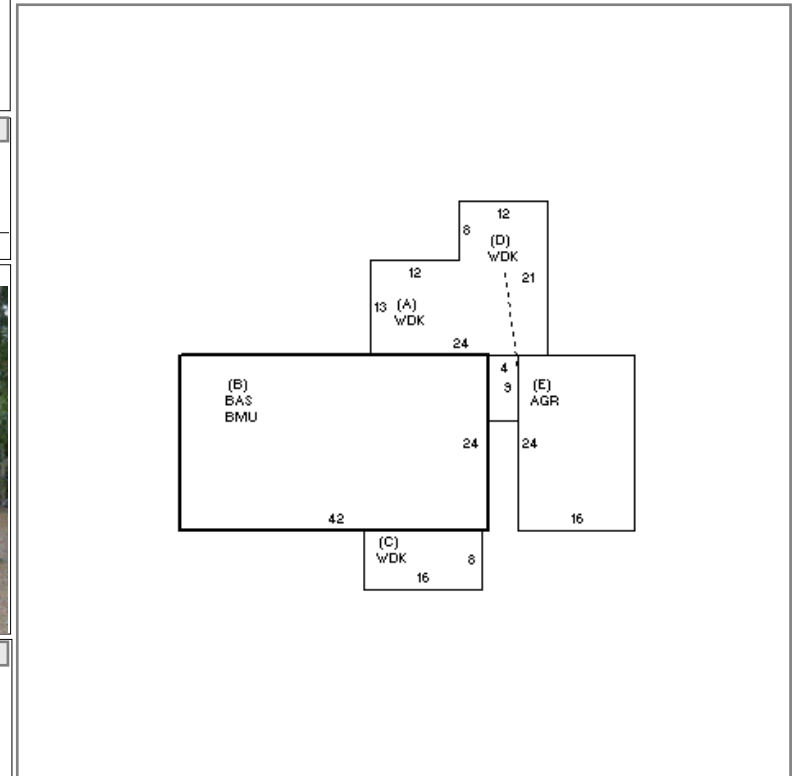
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,510 9		1.00	100 1.00	247,485	2.76	A	1.00	R05 1.05		180,270

TOTAL	11,500 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE Abutts Carlson Woods open space trails	LAND	180,300	159,500			
Infl1	AVG		BUILDING	233,200	206,400			
N_Index	AVG		DETACHED	800	800			
			OTHER	0	0			
			TOTAL	414,300	366,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 P 0.40	11 X 13		143	14.78	800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	RP
MODEL	1		RESIDENTIAL	LIST	10/13/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/13/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	302,898		
NET AREA	1,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	572		21.46	12,277	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,008		36.64	36,935	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,008	1976	192.90	194,441	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	AGR	N	ATT GARAGE	384		70.14	26,932	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00		BGF	N	BSMT GOOD FINIS	500		56.61	28,303	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		4,010.40	4,010	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1996 / 26
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$233,200