

Key: 7443

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.599

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
MACNALLY STEVEN A & KATHLEEN A MACNALLY P O BOX 3147 BOURNE, MA 02532-3147		35.1-35-0	42 THOM AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACNALLY STEVEN A &		07/16/1985	XX		04624-00283

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 %
18622	07/30/2018	3	ALT/RENO	5,000	03/10/2020	TL	100 100
01405	07/09/2001	9	DECK	5,500	11/05/2003	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	32,600 9	1.00	100	1.00	100	1.00	247,485	1.16	A	1.00	R05	1.05		215,020

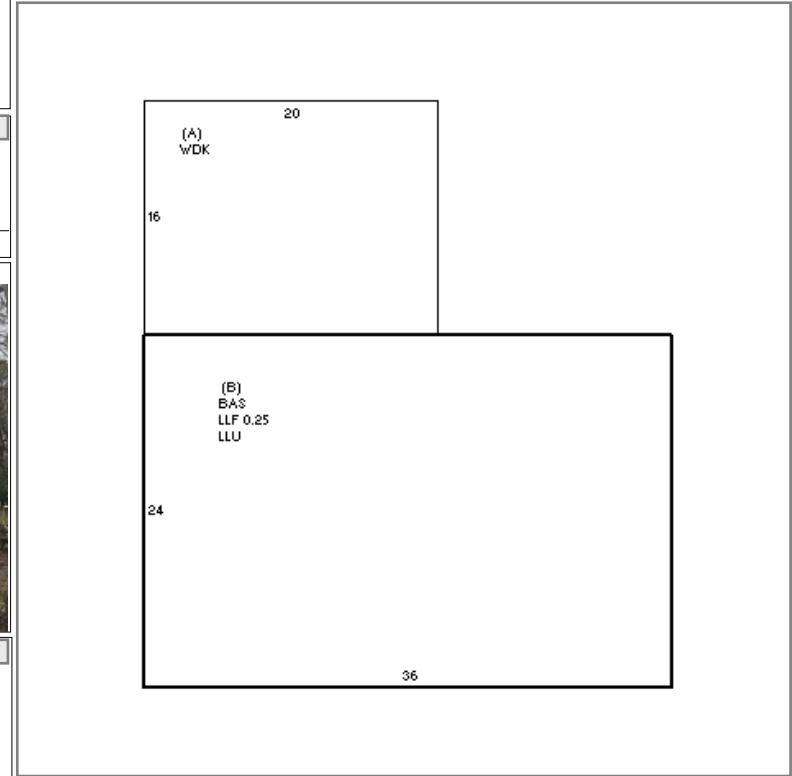
TOTAL	32,583 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	215,000	190,300			
Infl1	AVG		BUILDING	182,000	161,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	397,000	351,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/10/2020	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/10/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	233,303
NET AREA	1,080	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	320		22.55	7,215	CONDITION ELEM	CD
\$NLA(RCN)	\$216	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	864		33.82	29,221	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	216	1983	74.10	16,006	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	864	1983	209.33	180,861	KITCHEN	A
				FLOOR COVER	35	WW-VINYL	1.00									BATHS	A
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	1	1.00											
				ROOMS	5	1.00											
				BEDROOMS	2	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											
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$182,000