

Key: 7669

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.824

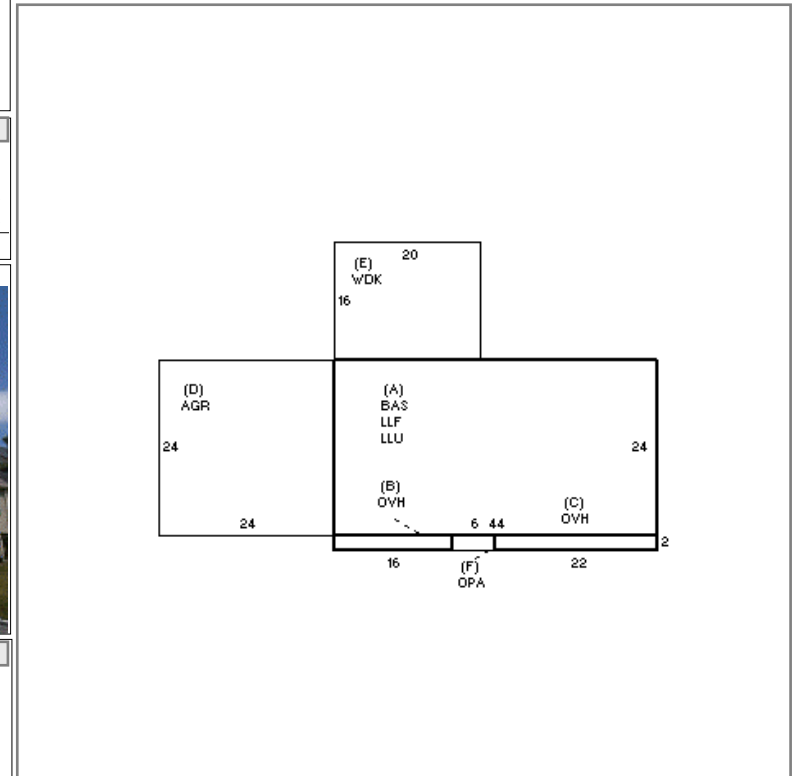
LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCNIFF GAIL L PO BOX 72 MONUMENT BEACH, MA 02553				35.2-115-0				50 TARA TERR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCNIFF GAIL L				06/07/2016	F	10	29704-189					
MCNIFF JAMES M &				03/05/1999	QS	159,900	12108-152					
CIMENO J SCOTT TRS				02/05/1999	F	1	12045-98					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000 9	1.00	100	1.00	100	1.00	A	1.00	R04	1.00	186,580

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	%
10699	11/23/2010	3	ALT/RENO	4,300	10/14/2015	TL	100	100
05653	09/21/2005	4	DETACH.STRUC	3,580	01/19/2007	DB	100	100
990584	09/27/1999	4	DETACH.STRUC	1,733	11/20/1999	MS	100	100
990519	08/27/1999	9	DECK	3,600	09/27/1999	MWS	100	100
980541	09/14/1998	1	NEW CONSTRUC	65,090	09/27/1999	MWS	100	100

TOTAL	20,996 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	186,600	165,100	
Infl1	AVG		BUILDING	339,500	300,500			
N_Index	AVG		DETACHED	3,700	3,500			
			OTHER	0	0			
					TOTAL	529,800	469,100	

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	8 X 10		0.00	
SHF	V	1.30	10	0.90	10X20	2005	200	3,700



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2023	RP
MODEL	1		RESIDENTIAL	LIST	11/9/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	11/9/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	414,022													
NET AREA	2,188	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,056		35.84	37,844															
\$NLA(RCN)	\$189	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,056	1998	60.99	64,406															
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,056	1998	214.73	226,751															
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	76	1998	202.58	15,396															
				FLOOR COVER	1	HARDWOOD	1.02	D	AGR	N	ATT GARAGE	576		69.13	39,821															
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	320		23.89	7,645															
				HEATING/COOLING	2	HOT WATER	1.02	F	OPA	N	OPEN PORCH	12		106.36	1,276															
				FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	3		2,382.17	7,147															
				USE	0		1.00	JAC	O	O	JACUZZI	1		13,736.00	13,736															
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