

Key: 7743

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.900

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTY PHILIP W & INGRID E				37.4-23-2				160 WINGS NECK RD				
TRS MCCARTY TRUSTS 1/2				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
2 CARSHA DR				MCCARTY PHILIP W & INGRID				12/31/2020	F	10	33636-146	
NATICK, MA 01760				MCCARTY PHILIP W & INGRID				12/31/2020	F	10	33636-139	
				MCCARTY PHILIP W & INGRID				12/31/2020	F	10	33632-187	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
200761	11/30/2000	8	POOL	18,500	07/23/2001	TL	100	100
990671	11/04/1999	1	NEW CONSTRUC	994,965	07/23/2001	TL	100	100
990672	11/04/1999	1	NEW CONSTRUC	279,900	10/05/2000	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	1,343,490	1.00	A	1.00	BEX	5.70		1,233,440
300	A	1,782	11	1.00	100	1.00	100	1.00	92,910	1.00	A	1.00	BEX	5.70		165,570

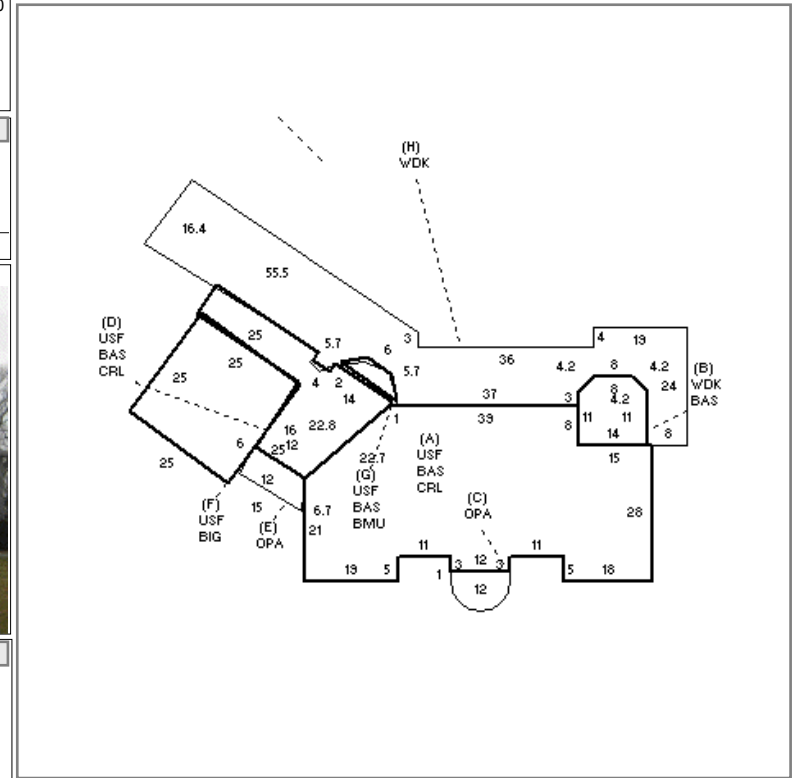
TOTAL	2.700 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	1,399,000	1,237,900
Infl1	AVG			LAND BUILDING	2,695,900	2,414,400			
N_Index	AVG			DETACHED	67,800	64,400			
						OTHER	516,500	462,800	
						TOTAL	4,679,200	4,179,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	S	3.00	10 0.90	20 X 40	2000	800	77.18	55,600
GZB	S	3.00	10 0.90			121	79.50	8,700
PTD	S	3.00	10 0.90			320	11.99	3,500



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2020	RP
MODEL	1		RESIDENTIAL	LIST	3/11/2020	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	6,272	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$518	OVERALL	1.270	EXT COVER	13	STONE VENEER	1.10
CAPACITY				ROOF SHAPE	2	HIP	1.02
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	9		1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	5		1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	21		1.00	FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	2		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	1		1.00				
# OF UNITS	1		1.00				



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,248,131
+	CRL	N	BSMT CRAWL	2,690		51.99	139,852	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	3,355	2000	293.51	984,734	EXTERIOR	A
+	BAS	L	BASE AREA	2,917	2000	557.07	1,624,983	INTERIOR	A
+	OPA	N	OPEN PORCH	162		221.41	35,869	KITCHEN	A
F	BIG	N	BUILT-IN GARAGE	625		249.84	156,150	BATHS	A
G	BMU	N	BSMT UNFINISHED	40		207.92	8,317	HEAT	A
+	WDK	N	WOOD DECK	1,801		72.36	130,322	ELECT	A
F21	O		FPL 2S 1OP	1		29,842.50	29,843	EFF.YR/AGE 2002 / 20	
F21	O		FPL 2S 1OP	1		29,842.50	29,843	COND	17 17 %
FIX	O		XTRA FIXTURES	15		7,214.50	108,218	FUNC	0
								ECON	0
								DEPR	17 % GD 83
								RCNLD	\$2,695,900

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LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTY PHILIP W & INGRID E				37.4-23-2				160 WINGS NECK RD			
TRS MCCARTY TRUSTS 1/2				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
2 CARSHA DR											
NATICK, MA 01760											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

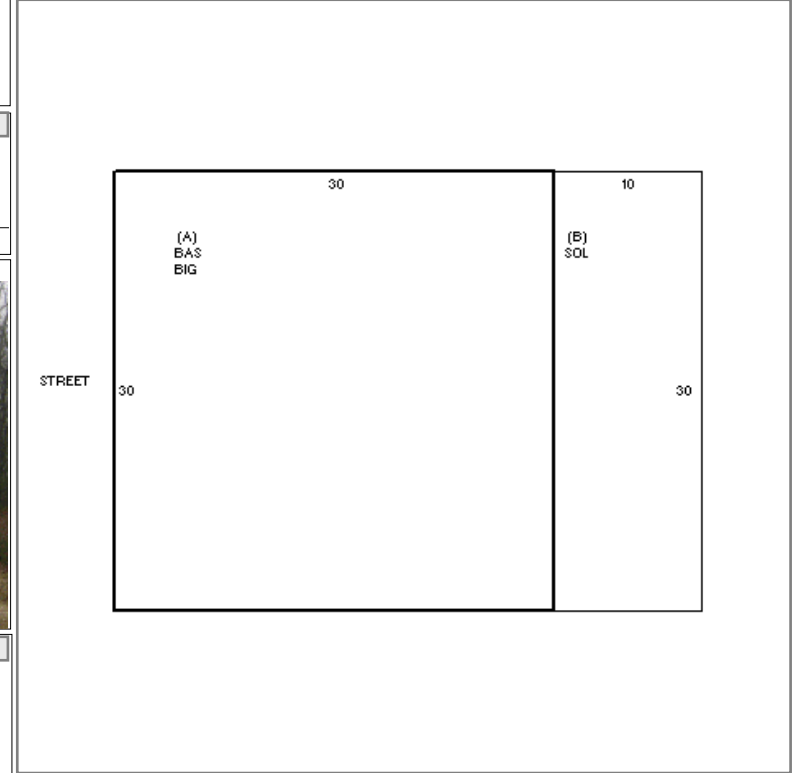
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	516,500	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2020	RP
MODEL	1		RESIDENTIAL	LIST	3/11/2020	RP
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	E+	2.75	EXCELLENT PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1999	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	629,928			
NET AREA	1,125	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	900		146.53	131,874	CONDITION ELEM	CD			
\$NLA(RCN)	\$560	OVERALL	0.750	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	900	1999	415.14	373,624	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	SOL	N	SOLARIUM	300		180.54	54,161	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00		USF	L	UPPER STORY FIN	225	1999	230.34	51,827	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 10P	1		18,441.10	18,441	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00									HEAT	A			
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
				USE	0		1.00													
																	EFF.YR/AGE	2001 / 21		
																	COND	18 18 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	18	% GD	82
																	RCNLD	\$516,500		