Key: 7808

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,968

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDOWELL MALCOLM P & CYNTHIA K MCDOWELL TRS MCDOWELL FAM TR 17 VALLEY BARS RD POCASSET, MA 02559-1750	38.0-26-0	17 VALLEY BARS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDOWELL MALCOLM P & CYNT	04/09/2013	F		27278-67
MCDOWELL MALCOLM P & CYNT	11/07/1994	A	100	9435-071

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

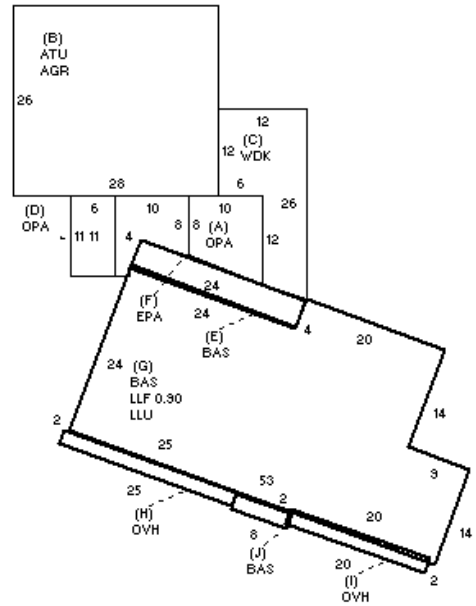
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13557	08/23/2013	2	ADDITIONS	50,000	01/13/2015	TL	100	100
		12	CYCLICAL				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,380	9 1.00	100 1.00	100 1.00	235,700	1.37	A 1.00	R04 1.00			195,030

TOTAL	26,397 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	195,000	172,600
BUILDING	405,700	359,100
DETACHED	0	0
OTHER	0	0
TOTAL	**600,700**	**531,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X10			0.00	

PHOTO 01/22/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/13/2015	TL
LIST	1/13/2015	TL
REVIEW	9/10/2018	TL

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,600	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	166		69.94	11,610
B	AGR	N	ATT GARAGE	728		62.20	45,285
B	ATU	N	ATTIC UNF	728		44.69	32,534
C	WDK	N	WOOD DECK	222		27.71	6,153
+	BAS	L	BASE AREA	1,374	1978	201.14	276,367
F	EPA	N	ENCLOSED PORCH	80		87.14	6,971
G	LLU	N	LOWER LEVEL UNF	1,262		33.28	42,003
G	LLF	L	LOWER LEVEL FIN	1,136	1978	58.34	66,278
+	OVH	L	OVERHANG	90	1978	193.78	17,440
	F11	O	FPL 1S 1OP	1		8,579.30	8,579
	FIX	O	XTRA FIXTURES	6		2,278.75	13,673

TOTAL RCN	526,892

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$405,700