

Key: 781

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 781

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MCGRATH ST. JOHN DONNIE C/O NORTHERN AGULHAS LLC 28 DEER RUN SOUTHWICK, MA 01077		4.4-30-0		7 HOLLAND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NORTHERN AGULHAS LLC		06/16/2023	F	100	35845-263
MCGRATH ST. JOHN DONNIE		11/01/2018	QS	628,000	31638-251
SULLIVAN BARBARA E TR OF		02/12/2007	F	1	21773-261

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 %
980335	06/22/1998	2	ADDITIONS	10,000	01/19/1999	JS	100 100
920285	06/05/1992	2	ADDITIONS	175,000	02/09/1993	JS	100 100

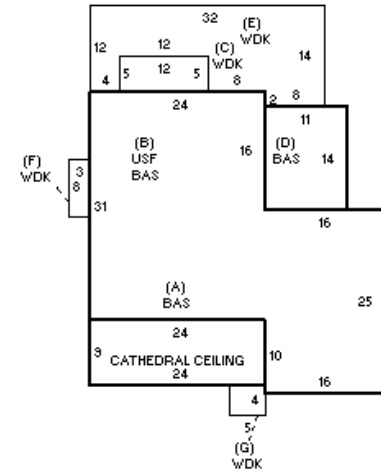
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,942 1	1.00	100	1.00	100	1.00	518,540	3.47	A	1.00	BA+ 2.20	368,850

TOTAL	8,930 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	368,900	326,400			
Infl1	AVG		BUILDING	434,300	403,300			
N_Index	AVG		DETACHED	1,400	1,300			
			OTHER	0	0			
			TOTAL	804,600	731,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 14		112	16.42	1,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2021	NMP
MODEL	1		RESIDENTIAL	LIST	9/3/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/23/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	536,216	
NET AREA	2,802	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,514	1992	209.96	317,885	CONDITION ELEM	CD	
\$NLA(RCN)	\$191	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	1,144	1992	118.99	136,126	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	444		24.45	10,854	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		USF	L	UPPER STORY FIN	144	1992	125.93	18,135	KITCHEN	A	
				FLOOR COVER	13	HARDWOOD-W/W	1.00		BMU	N	BSMT UNFINISHED	384		70.26	26,978	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		9,176.60	9,177	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	7		2,437.30	17,061	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	2000 / 22
																	COND	19 19 %
																	FUNC	0
																	ECON	0
																	DEPR	19 % GD 81
																	RCNLD	\$434,300