

Key: 7930

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.092

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCQUILLAN ERIN 4 AMBROSIA LN POCASSET, MA 02559				38.2-59-0				4 AMBROSIA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCQUILLAN ERIN				10/31/2011	QS	255,000	(195541)				
WHEATON MARION T				03/18/2011	F	1	(193841)				
WHEATON MARION T TRS OF				01/20/2006	F	1	(179068)				

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	%
12042	01/17/2012	2	ADDITIONS	9,000	01/03/2013		100	100
04553	07/22/2004	3	ALT/RENO	10,000	11/18/2004	TL	100	100
02591	09/09/2002	3	ALT/RENO	8,000	03/25/2003	TL	100	100
900103	03/26/1990	9	DECK	1,055	11/18/1991	HS	100	100


LAND

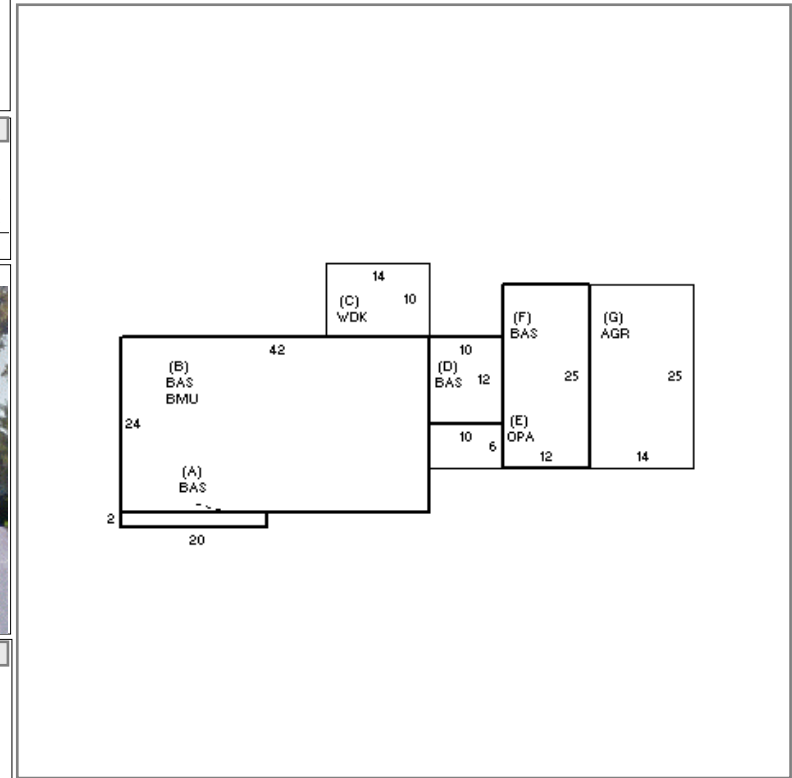
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	16,000	11	1.00	100	1.00	100	1.00			271,055	2.06	A	1.00	R07	1.15				205,540

DETACHED

TOTAL	15,987 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	205,500	174,000			
Infl1	AVG		BUILDING	323,600	286,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		529,100	460,400			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/27/2021
									



BUILDING	CD	ADJ	DESC	MEASURE	1/27/2021	TL
MODEL	1		RESIDENTIAL	LIST	1/27/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	1/27/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	359,566
NET AREA	1,468	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,168	1969	193.65	226,189		
\$NLA(RCN)	\$245	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,008		38.49	38,801		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	140		41.71	5,840		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	OPA	N	OPEN PORCH	60		80.89	4,854		
				FLOOR COVER	1	HARDWOOD	1.02	F	BAS	L	BASE AREA	300	2012	193.65	58,096		
				INT. FINISH	2	DRYWALL	1.00	G	AGR	N	ATT GARAGE	350		73.68	25,787		
				HEATING/COOLING	11	HT WATER CL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$323,600