

Key: 7946

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.108

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MACGREGOR ROBERT F & NANCY D MACGREGOR 650 COUNTY RD POCASSET, MA 02559-1977				38.2-76-0				650 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACGREGOR ROBERT F & MARTIN DON JUAN & COLLINS SHIRLEY T				06/15/2001	QS	223,000	(161840)				
				08/01/2000	H		(158554)				
				02/15/1984	XX		00778-00039				

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 %
EXB-23-332	05/25/2023	3	ALT/RENO	6,978			100 100
EXB-22-440	07/17/2022	3	ALT/RENO	500			100 100
EXB-20-55	06/17/2020	3	ALT/RENO	2,200			100 100
08679	08/13/2018	3	ALT/RENO	1,425			100 100
07539	09/05/2007	3	ALT/RENO	4,900	03/24/2008	TL	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	26,540	11	1.00	100	1.00	100	1.00	223,915	1.36	A	1.00	R03	0.95		185,510

TOTAL	26,528 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	185,500	164,200			
Infl1	AVG		BUILDING	273,300	244,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	458,800	408,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	8 X 10		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/29/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/29/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/29/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1988	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	325,329	
NET AREA	1,240	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,240		31.66	39,263			
\$NLA(RCN)	\$262	OVERALL	0.930	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,240	1988	186.32	231,034			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	120		39.17	4,700			
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMF	N	BSMT FINISH	1,048		34.40	36,053			
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 1OP	1		7,947.00	7,947			
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,110.80	6,332			
				HEATING/COOLING	5	ELECTRIC BB	0.98											
				FUEL SOURCE	3	ELECTRIC	1.00											
				USE	0		1.00											
																EFF.YR/AGE	2003 / 19	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$273,300	