

Key: 8000

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.162

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
MCDIARMID ROBERT F TRS 20 SPURR RD NOM TRUST 2 CHRISTOPHER CIRCLE WILBRAHAM, MA 01095-2770		38.3-9-0	20 SPURR RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
MCDIARMID ROBERT F TRS		10/15/2020	F	100
MCDIARMID ROBERT F &		05/13/1996	QS	120,000
BK-PG (Cert)		33362-243 10196-274		

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 %
B-23-191	10/06/2023	2	ADDITIONS	32,000			0 0
EXB-20-76	06/25/2020	3	ALT/RENO	4,900			100 100
18172	03/05/2018	3	ALT/RENO	20,000	11/06/2019	TL	100 100
18025	01/10/2018	15	INSULATE/WEA	4,887			100 100
02212	04/16/2002	3	ALT/RENO	9,150	12/20/2002	TL	100 100

LAND

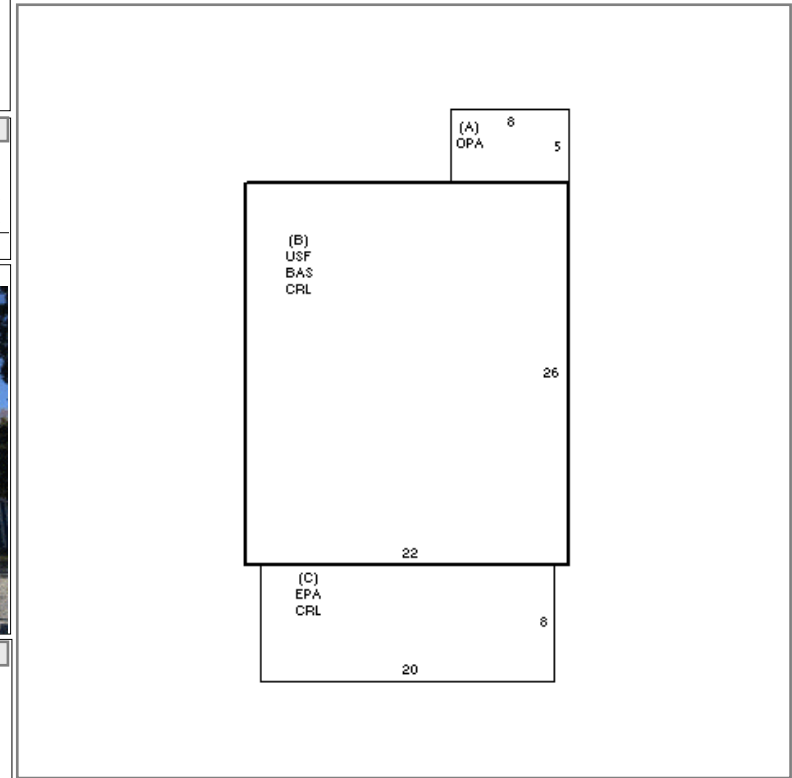
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,800	11	1.00	100	1.00	100	1.00	589,250	4.47	A	1.00	BA+	2.50			410,730

TOTAL	6,795 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	410,700	319,900			
Infl1	AVG		BUILDING	211,500	190,900			
N_Index	AVG		DETACHED	1,800	2,600			
			OTHER	0	0			
				TOTAL	624,000	513,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 24	240	15.23	1,800



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2019	TL
MODEL	1		RESIDENTIAL	LIST	11/6/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/20/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	215,778														
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	40		74.43	2,977																
\$NLA(RCN)	\$189	OVERALL	0.900	EXT COVER	5	ASBESTOS	0.96	+	CRL	N	BSMT CRAWL	732		23.47	17,178																
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	572	1900	198.36	113,459																
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	572	1900	100.52	57,495																
				FLOOR COVER	5	VINYL	1.00	C	EPA	N	ENCLOSED PORCH	160		67.41	10,786																
				INT. FINISH	4	WALL BOARD	0.96		F21	O	FPL 2S 1OP	1		8,047.00	8,047																
				HEATING/COOLING	6	GRAVITY	0.98		FIX	O	XTRA FIXTURES	3		1,945.47	5,836																
				FUEL SOURCE	2	GAS	1.00																								
				USE	0		1.00																								
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>V</td> </tr> <tr> <td>INTERIOR</td> <td>V</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>V</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </tbody> </table>																	CONDITION ELEM	CD	EXTERIOR	V	INTERIOR	V	KITCHEN	V	BATHS	V	HEAT	A	ELECT	U	
CONDITION ELEM	CD																														
EXTERIOR	V																														
INTERIOR	V																														
KITCHEN	V																														
BATHS	V																														
HEAT	A																														
ELECT	U																														
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2017 / 5</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>2</td> <td>2 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>2</td> <td>% GD 98</td> </tr> </tbody> </table>																	EFF.YR/AGE	2017 / 5		COND	2	2 %	FUNC	0		ECON	0		DEPR	2	% GD 98
EFF.YR/AGE	2017 / 5																														
COND	2	2 %																													
FUNC	0																														
ECON	0																														
DEPR	2	% GD 98																													
<table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$211,500</th> </tr> </thead> </table>																	RCNLD	\$211,500													
RCNLD	\$211,500																														

G