

Key: 8011

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.174

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCAUSLAND LLOYD & JUDITH TRS MCCAUSLAND REV FAMILY TRUST PO BOX 3538 POCASSET, MA 02559				38.3-24-0				42 CENTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCCAUSLAND LLOYD & JUDITH MCCAUSLAND LLOYD S &				12/05/2019 05/25/1993	F QS	10 32519-306 210,000 8592-254					

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-22-766 19642	11/17/2022 07/17/2019	15 3	INSULATE/WEA ALT/RENO	10,300 520				
		4	DETACH.STRUC		05/01/2018	DB	100	100
10553	09/17/2010	2	ADDITIONS	30,000	11/10/2015	SW	100	100
04275	04/29/2004	3	ALT/RENO	4,300	05/24/2005	TL	100	100


LAND

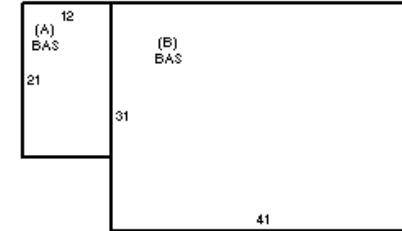
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,030	11	1.00	100 1.00	942,800	5.93	A	1.00	BVG	4.00	646,070

TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N This cottage was the " boathouse " to 55 Fairview Rd next door (map 38.3 parcel 44); assessed in error for a				LAND	646,100	571,800
Infl1	AVG	O T bdw-removed for 2020. LPI change to BVG from				BUILDING	271,300	240,100
N_Index	AVG	E waterfront BSP LPI				DETACHED	0	0
					OTHER	0	0	0
					TOTAL	917,400	811,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/12/2015





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2017	TL
MODEL	1		RESIDENTIAL	LIST	1/30/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/22/2022	MR
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,278	
NET AREA	1,523	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	252	2010	173.15	43,634	CONDITION ELEM	CD	
\$NLA(RCN)	\$178	OVERALL	0.890	EXT COVER	2	CLAPBOARD	1.00	B	BAS	L	BASE AREA	1,271	1920	173.15	220,076	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,567.70	7,568	INTERIOR	V	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	V	
				INT. FINISH	3	WOOD PANEL	0.98									HEAT	U	
				HEATING/COOLING	14	PARTIAL HEAT	0.99									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$271,300