

Key: 8012

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.175

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACKEY BRUCE J JR ETUX JOAN A MACKEY 8 STAFFORD RD LYNNFIELD, MA 01940				38.3-25-0				38 CENTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACKEY BRUCE J JR ETUX				12/14/2012	QS	455,000	26950-301				
FAY M DOUGLAS				02/06/1992	QS	153,500	07864-00317				
MACKLIN H F ET AL CHURCHI				01/05/1990	J	120,000	N/A-N/A				

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	%
14319	05/06/2014	12	CYCLICAL		08/11/2016	TL	100	100
12749	10/16/2012	4	DETACH.STRUC	4,000	04/01/2014	TL	100	100
07624	10/11/2007	9	DECK	10,000	09/18/2008	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,000	11	1.00	100	1.00	100	1.00	707,100	3.44	A	1.00	BG-	3.00			503,240

TOTAL	9,017 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	503,200	445,400			
Infl1	AVG		BUILDING	270,500	239,400			
N_Index	AVG		DETACHED	3,900	3,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>777,600</b>	<b>688,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.90	10 0.90	10X14	2014	140	31.20	3,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2020	TL
MODEL	1		RESIDENTIAL	LIST	2/14/2020	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/19/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.010
NET AREA	1,720	DETAIL ADJ	1.000
\$NLA(RCN)	\$157	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	270,463
FOUNDATION	2	SLAB	0.95	+	LLU	N	LOWER LEVEL UNF	860		30.09	25,882		
EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	680	1925	51.22	34,827		
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	680	1925	186.27	126,662		
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	376		58.98	22,176		
FLOOR COVER	5	VINYL	1.00	C	ASH	N	ATT SHED	16		23.36	374		
INT. FINISH	3	WOOD PANEL	0.98	D	LLF	L	LOWER LEVEL FIN	180	2012	51.22	9,219		
HEATING/COOLING	9	WARM-COOL AIR	1.03	D	BAS	L	BASE AREA	180	2012	186.27	33,528		
FUEL SOURCE	3	ELECTRIC	1.00	F	WDK	N	WOOD DECK	38		59.55	2,263		
USE	0		1.00	F11	O	FPL 1S 1OP		1		7,531.30	7,531		
				FIX	O	XTRA FIXTURES		4		2,000.25	8,001		

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

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$270,500
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