Key: 8149

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,312

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCARTY PAUL C & DEBORAH A MCCARTY 44 COVE LANE POCASSET, MA 02559	38.3-175-0	44 COVE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCARTY PAUL C &	10/04/2005	QS	595,000	20328-300
TRAVALY MARIE A REVOCABLE	11/19/1999	F	10	12675-24
TRAVALY MARIE A		XX		02843-0125

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-20-11	05/29/2020	6	FENCE	3,000			100	100
181011	11/20/2018	2	ADDITIONS	60,000	03/23/2021	TL	100	100
07576	09/20/2007	3	ALT/RENO	70,000	10/27/2008	TL	100	100

LAND

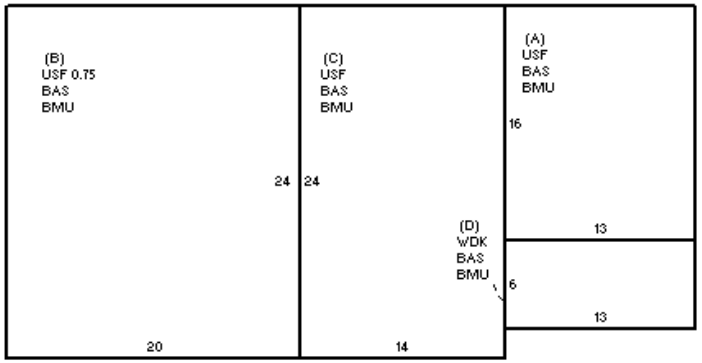
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	707,100	3.13	A 1.00	BG- 3.00			507,960

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: hse without obstructed view

ASSESSED	CURRENT	PREVIOUS
LAND	508,000	449,600
BUILDING	437,700	387,200
DETACHED	0	0
OTHER	0	0
TOTAL	**945,700**	**836,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	8 X 12			0.00	

PHOTO 08/08/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/12/2019	TL
LIST	3/23/2021	EST
REVIEW	3/23/2021	TL

YEAR BLT	1969	SIZE ADJ	1.005
NET AREA	2,006	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,102		41.94	46,221
+	BAS	L	BASE AREA	286	2019	220.80	63,150
A	USF	L	UPPER STORY FIN	208	2019	123.82	25,755
+	BAS	L	BASE AREA	816	1969	220.80	180,176
+	USF	L	UPPER STORY FIN	696	1969	123.82	86,180
D	WDK	N	WOOD DECK	78		50.61	3,948
	BGF	N	BSMT GOOD FINIS	500		64.79	32,397
	F22	O	FPL 2S 2OP	1		10,606.20	10,606
	FIX	O	XTRA FIXTURES	4		2,449.40	9,798
	GFP	O	GAS FIREPLACE	1		7,361.40	7,361

TOTAL RCN	465,591

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

EFF.YR/AGE	2013 / 9		
COND	6	6 %	
FUNC	0		
ECON	0		
DEPR	6	% GD	94
RCNLD			$437,700