

Key: 8337

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.495

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCPHEE NEIL M & JOANNA G MCPHEE PO BOX 551 POCASSET, MA 02559-0551				38.4-1-0				660 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCPHEE NEIL M &					XX		02820-0064				

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	%
08048	02/07/2008	3	ALT/RENO	5,000	08/24/2008	DB	100	100
04002	01/05/2004	5	DEMOLITIONS	26,000	08/18/2004	JS	100	100
950330	07/11/1995	2	ADDITIONS	5,000	10/21/1996	JC	100	100
950223	05/15/1995	5	DEMOLITIONS	450	10/21/1996	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	0.087	11	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		1,350

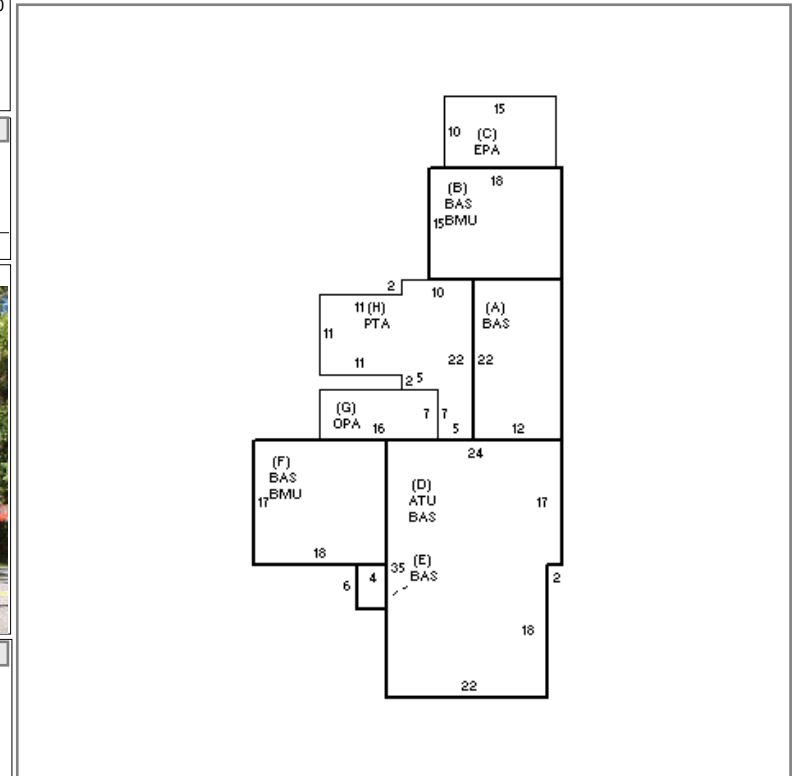
TOTAL	1.005 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	206,900	183,100			
Infl1	AVG		BUILDING	415,400	367,600			
N_Index	AVG		DETACHED	31,100	29,500			
			OTHER	0	0			
			TOTAL	653,400	580,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	G	1.20	10 0.90 24X32	2006	768	41.56	28,700
SHF	L	0.90	F 0.60 15X15+6X5+8X		287	13.71	2,400



BUILDING	CD	ADJ	DESC	MEASURE	10/5/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/5/2023	SL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	10/5/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1870	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	539,432
NET AREA	1,668	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,092	1870	237.44	259,280	CONDITION ELEM	CD
\$NLA(RCN)	\$323	OVERALL	1.240	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	576		60.53	34,866	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	270	1996	237.43	64,107	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	150		108.18	16,227	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.02	D	ATU	N	ATTIC UNF	804		54.38	43,719	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	306	1990	237.43	72,655	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	G	OPA	N	OPEN PORCH	112		90.23	10,106	ELECT	A
				FUEL SOURCE	1	OIL	1.00	H	PTA	N	PATIO	306		17.88	5,472		
				USE	0		1.00		CPC	O	CAPE CELLAR	1		4,965.50	4,966		
									F21	O	FPL 2S 1OP	1		11,584.00	11,584		
									FIX	O	XTRA FIXTURES	4		2,800.33	11,201		
									MST	O	MAS/METAL STACK	1		5,248.20	5,248		



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	2	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

EFF. YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$415,400