

Key: 8418

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.580

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MINIOR MICHAEL E & MAURA A MCCARTHY TR MCCARTHY MINIOR TR 31 OBSERVATORY LN POCASSET, MA 02559-1913				39.0-28-0				31 OBSERVATORY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MINIOR MICHAEL E & MAURA				12/03/2014	F	100	28546-265				
MINIOR MICHAEL E				06/04/1999	QS	138,750	12318-16				
MACINTOSH JOHN M &				05/07/1992	QS	111,000	9542-112				

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	%
13706	10/09/2013	3	ALT/RENO	2,494	10/09/2013		100	100
R13-00069	06/26/2013	15	INSULATE/WEA		10/26/2013		100	100
09243	06/01/0909	2	ADDITIONS	47,000	02/23/2011	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	10,340	11	1.00	100	1.00	100	1.00	235,700	3.04	A	1.00	R05	1.00			169,850

TOTAL	10,324 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	169,900	150,300			
Infl1	AVG		BUILDING	310,600	278,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	480,500	428,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/24/2011



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2002	TL
MODEL	1		RESIDENTIAL	LIST	2/23/2011	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	2/23/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1978	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393,146		
NET AREA	2,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	320		22.32	7,144				
\$NLA(RCN)	\$191	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	LLU	N	LOWER LEVEL UNF	1,360		32.51	44,215				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,008	1978	196.48	198,051				
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	72	1978	189.28	13,628				
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.02	E	OPA	N	OPEN PORCH	12		99.38	1,193				
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	352	2009	196.48	69,161				
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00		LLF	L	LOWER LEVEL FIN	624	1978	64.49	40,244				
FIXTURES	10	1.00		FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		8,380.40	8,380				
GARAGE CAPACITY	0	1.00		USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,225.86	11,129				
% BSMT FINISH	0	1.00																EFF.YR/AGE	1998 / 24
# OF HALF BATHS	1	1.00																COND	21 21 %
# OF UNITS	1	1.00																FUNC	0
																ECON	0		
																DEPR	21 % GD	79	
																RCNLD	\$310,600		

