Key: 8432

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,594

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACKENZIE-TENNANT ELINOR ETVIR ROBERT W TENNANT 26 OBSERVATORY LN RD1 POCASSET, MA 02559-1925	39.0-42-0	26 OBSERVATORY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACKENZIE-TENNANT ELINOR	04/13/2012	F	100	26244-211
MACKENZIE ELINOR	12/09/1994	H	1	9476-079

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	%
18868	10/10/2018	3	ALT/RENO	10,000	02/28/2020	TL	100	100
03508	08/01/2003	3	ALT/RENO	9,000	06/22/2004	TL	100	100

LAND

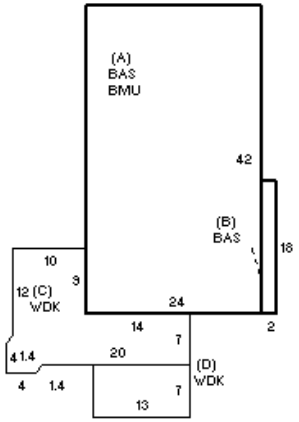
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	11 1.00	100 1.00	100 1.00	235,700	2.56	A 1.00	R05 1.00			173,240

TOTAL	12,502 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	173,200	153,300
BUILDING	218,800	193,600
DETACHED	8,800	8,900
OTHER	0	0
TOTAL	**400,800**	**355,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50	16 X 32		512	29.72	7,600
SHF	A 1.00	50 0.50	8 X 18		144	16.42	1,200

PHOTO 03/02/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/28/2020	TL
LIST	2/28/2020	TL
REVIEW	2/28/2020	TL

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,044	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		36.64	36,935
+	BAS	L	BASE AREA	1,044	1974	192.90	201,385
+	WDK	N	WOOD DECK	357		21.46	7,663
	BMF	N	BSMT FINISH	520		44.03	22,894
	F11	O	FPL 1S 1OP	1		8,056.90	8,057

TOTAL RCN	276,934

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$218,800