

Key: 8760

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.938

LEGALS

LAND

DETACHED

BUILDING

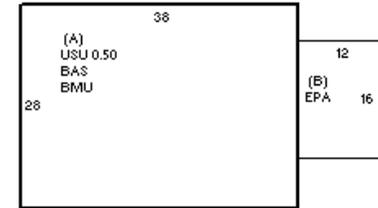
CURRENT OWNER				PARCEL ID				LOCATION			
BAKER EDWARD H TRS BAKER C/O MCGONAGLE MARY & ELLEN MAR 105 SCHOOL ST WALPOLE, MA 02081				42.0-7-0				7 BEACON POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGONAGLE MARY & ELLEN MA				10/24/2023	F		1	36050-161			
BAKER EDWARD H TRS BAKER				05/11/2016	F		100	29641-238			
BAKER EDWARD H					XX			01494-0515			

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	%
14760	09/15/2014	3	ALT/RENO	2,000	10/27/2016		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,600	11	1.00	100	1.00	100	1.00	589,250	2.97	A	1.00	BA+	2.50			425,640

TOTAL	10,585 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	425,600	331,500	
Infl1	AVG		BUILDING	240,200	211,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	665,800	542,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	8 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/3/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/12/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,064	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		4	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		6	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
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,064		38.86	41,350
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,064	1972	204.59	217,682
ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	532		49.92	26,556
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	EPA	N	ENCLOSED PORCH	192		78.64	15,100
FLOOR COVER	5	VINYL	1.00		F12	O	FPL 1S 2OP	1		8,973.60	8,974
INT. FINISH	3	WOOD PANEL	0.98		FIX	O	XTRA FIXTURES	1		2,270.00	2,270
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	311,931
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$240,200