**Key: 8765**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,943

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MCLAUGHLIN KRISTAN E<br>654 E 7TH STREET, UNIT 4<br>SOUTH BOSTON, MA 02127 | 42.0-12-0 | 8 BEACON POINT RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MCLAUGHLIN KRISTAN E | 09/04/2003 | F | 1 | 17584-311 |
| MCLAUGHLIN KRISTAN E | 09/02/2003 | F | 1 | 17566-63 |
| MCLAUGHLIN KRISTAN E | 08/08/2001 | F | 1 | 14121-222 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 990776 | 12/17/1999 | 1 | NEW CONSTRUC | 170,000 | 10/05/2000 | TL | 100 | 100 |

## LAND

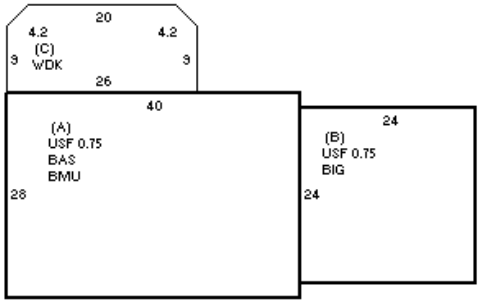
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 14,290 | 11 1.00 | 100 1.00 | 100 1.00 | 589,250 | 2.28 | A 1.00 | BA+ 2.50 | | | 440,120 |

| TOTAL | 14,288 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 440,100 | 342,800 |
| BUILDING | 453,300 | 387,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **893,400** | **730,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/03/2023

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 | 8/3/2023 | SL |
| LIST | 8/3/2023 | EST |
| REVIEW | 8/3/2023 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1999 | SIZE ADJ | 1.005 |
| NET AREA | 2,392 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $231 | OVERALL | 1.120 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 5 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 14 | 1.00 |
| GARAGE CAPACITY | 2 | 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 | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,120 | | 43.10 | 48,269 |
| A | BAS | L | BASE AREA | 1,120 | 1999 | 226.88 | 254,107 |
| + | USF | L | UPPER STORY FIN | 1,272 | 1999 | 122.88 | 156,300 |
| B | BIG | N | BUILT-IN GARAGE | 576 | | 92.66 | 53,375 |
| C | WDK | N | WOOD DECK | 303 | | 25.24 | 7,649 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,411.20 | 10,411 |
| | FIX | O | XTRA FIXTURES | 9 | | 2,516.88 | 22,652 |

| TOTAL RCN | 552,763 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2001 / 21 | |
|---|---|---|
| COND | 18 | 18 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 18 | % GD 82 |
| RCNLD | | $453,300 |