

Key: 8772

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.950

LEGAL

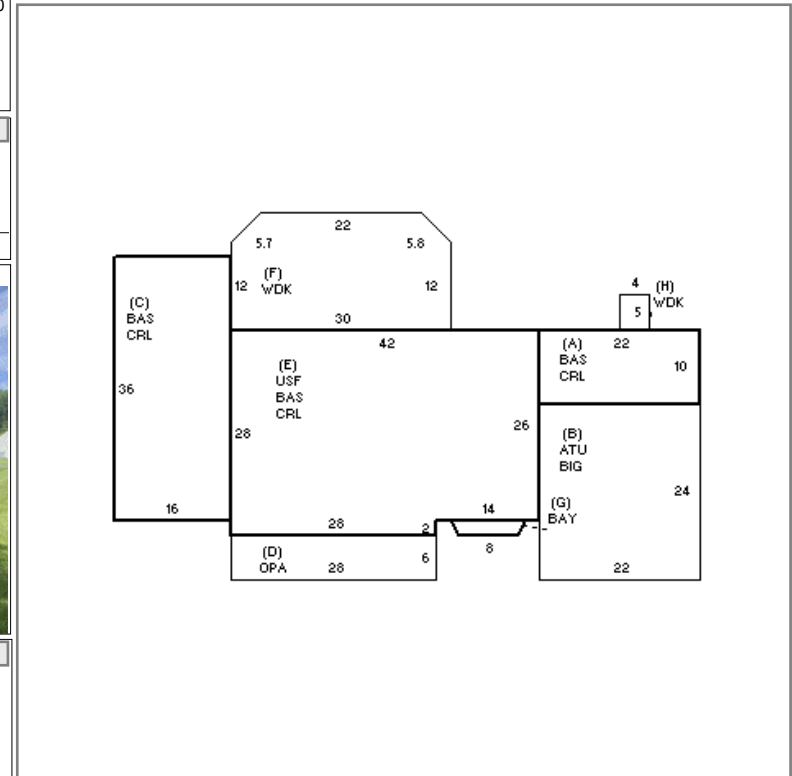
LAND

CURRENT OWNER				PARCEL ID				LOCATION								
HALLIDAY JR JAMES J & SALLY C C/O SLAVIN BRIAN & 79 WOODCLIFF RD BROOKLINE, MA 02467				42.0-16-3				49 OLD NORTH RD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
SLAVIN BRIAN & HALLIDAY JR JAMES J & SAL SABIN ROBERT S &				03/30/2023	QS	1,265,000	35704-254									
				10/01/2019	QS	575,000	32346-214									
				12/06/2016	F	10	30139-139									
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	589,250	1.00	A	1.00	BA+	2.50		540,980
300	A	0.006	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50		240

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	%
19983	10/21/2019	3	ALT/RENO	17,700	06/12/2023	TL	100	100
19016	01/08/2019	15	INSULATE/WEA	7,232	03/06/2020	TL	100	100
950041	02/02/1995	1	NEW CONSTRUCT	150,000	03/02/1999	JS	100	100

TOTAL	40,249 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE deeded beach rights to Beacon Point Association	LAND	541,200	421,500			
Infl1	AVG		BUILDING	630,300	455,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		1,171,500	877,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2020	RP
MODEL	1		RESIDENTIAL	LIST	7/25/2017	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	6/12/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1997	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	724,519	
NET AREA	3,110	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	1,944		19.71	38,314			
\$NLA(RCN)	\$233	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,944	1997	210.95	410,082			
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	528		93.38	49,306			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	528		50.34	26,579			
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	168		77.84	13,077			
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	1,148	1997	123.83	142,154			
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	WDK	N	WOOD DECK	487		25.44	12,389			
				FUEL SOURCE	2	GAS	1.00	G	BAY	L	BAYWINDOW	18	1997	215.71	3,883			
				USE	0		1.00	F22	O		FPL 2S 2OP	1		10,982.30	10,982			
								FIX	O		XTRA FIXTURES	7		2,536.36	17,755			
																EFF.YR/AGE	2006 / 16	
																COND	13 13 %	
																FUNC	0	
																ECON	0	
																DEPR	13 % GD 87	
																RCNLD	\$630,300	