Key: 9043

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,243

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCARTY EDWARD J III &	43.1-35-0	10 KENWOOD RD
CONSTANCE J MCCARTY		
20 WEBB ROAD		
SHARON, MA 02067		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCARTY EDWARD J III &	03/07/2013	F		27190-124+5
MCCARTY EDWARD J III &	09/07/2012	F		26654-138
ALLEN ROBERT M (EXEC)	09/07/2012	F		26654-136

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	%
EXB-20-316	09/28/2020	15	INSULATE/WEA	4,049			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,613	11 1.00	100 1.00	100 1.00	377,120	1.74	A 1.00	BAV 1.60			295,040

TOTAL	19,602 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

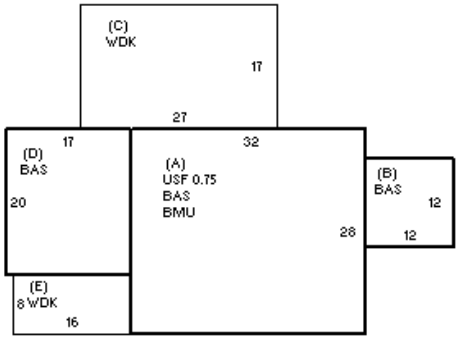
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	295,000	261,100
BUILDING	370,600	327,900
DETACHED	0	0
OTHER	0	0
TOTAL	**665,600**	**589,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/04/2008



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	9/4/2008	RJM
LIST	10/25/2008	MR
REVIEW	11/19/2008	RJM

YEAR BLT	1946	SIZE ADJ	1.005
NET AREA	2,052	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	896		41.94	37,581
A	USF	L	UPPER STORY FIN	672	1946	125.07	84,046
+	BAS	L	BASE AREA	1,380	1946	216.22	298,385
+	WDK	N	WOOD DECK	587		24.57	14,422
	F21	O	FPL 2S 1OP	1		10,132.30	10,132
	FIX	O	XTRA FIXTURES	3		2,449.60	7,349

TOTAL RCN 451,914

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $370,600