

Key: 9079

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.280

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
MCGINNESS DAVID J ETUX LAURA J MCGINNESS 12 HARVARD DR BEDFORD, MA 01730		43.1-71-0	52 SALT MARSH LN		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCGINNESS DAVID J ETUX		04/14/2017	QS	324,000	30420-42
GOLDBERG LAWRENCE S & JAN		08/15/2014	F	100	28325-162
GOLDBERG LAWRENCE S		10/01/2009	O	230,000	24069-187

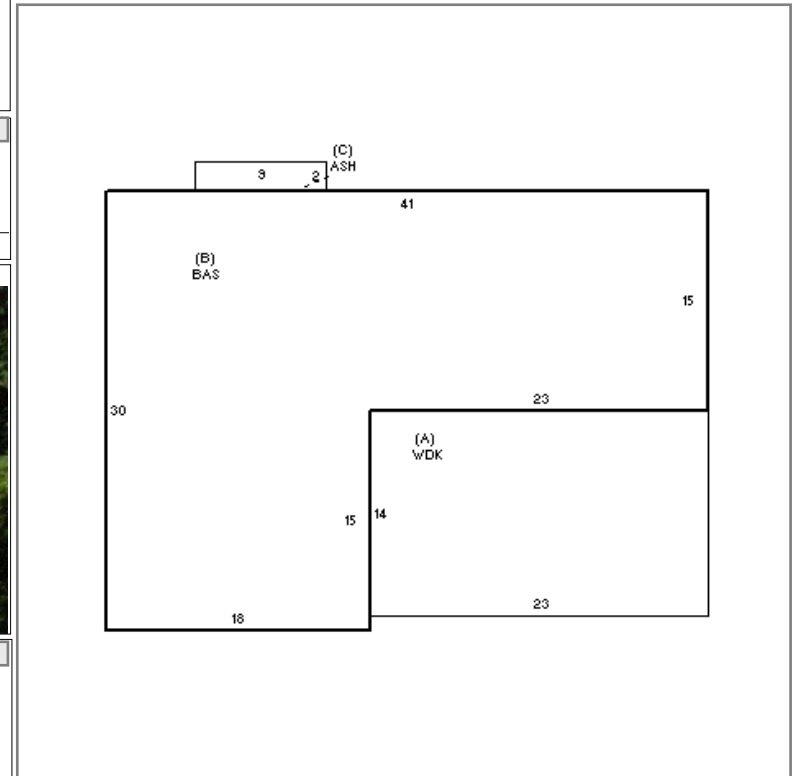
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19473	05/29/2019	15	INSULATE/WEA	3,084			100	100
181084	12/13/2018	3	ALT/RENO	12,000			100	100
18955	10/31/2018	14	SOLAR	11,250			100	100
18944	10/31/2018	3	ALT/RENO	4,200			100	100
17437	06/13/2017	4	DETACH.STRUC	4,500	05/17/2018	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	6,825	11	1.00	100	1.00	100	1.00	518,540	4.45	A	1.00	BA-	2.20				361,530

TOTAL	6,839 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE no view of ocean or marsh, directly behind #50	LAND	361,500	320,000			
Infl1	AVG		BUILDING	160,500	142,100			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
TOTAL			524,100	464,100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X14	2017	140	16.42	2,100



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/8/2010	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	6/6/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	191,118
NET AREA	885	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	WDK	N	WOOD DECK	322		20.70	6,665		
\$NLA(RCN)	\$216	OVERALL	0.950	EXT COVER	10	VERT BOARD	1.00	B	BAS	L	BASE AREA	885	1960	192.16	170,059		
				ROOF SHAPE	2	HIP	1.02	C	ASH	N	ATT SHED	18		24.12	434		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,769.40	7,769		
				FLOOR COVER	3	W/W CARPET	1.00		FIX	O	XTRA FIXTURES	3		2,063.63	6,191		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	5	ELECTRIC BB	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				USE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	G
																BATHS	G
																HEAT	A
																ELECT	U
																EFF.YR/AGE	2003 / 19
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$160,500

BUILDING

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00