Key: 9215

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,424

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHAUGHNESSY WALTER E JOAN C SHAUGHNESSY PO BOX 178 POCASSET, MA 02559	43.1-219-0	3 ANDREA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHAUGHNESSY WALTER E	10/31/1975	QS	38,500	(65784)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

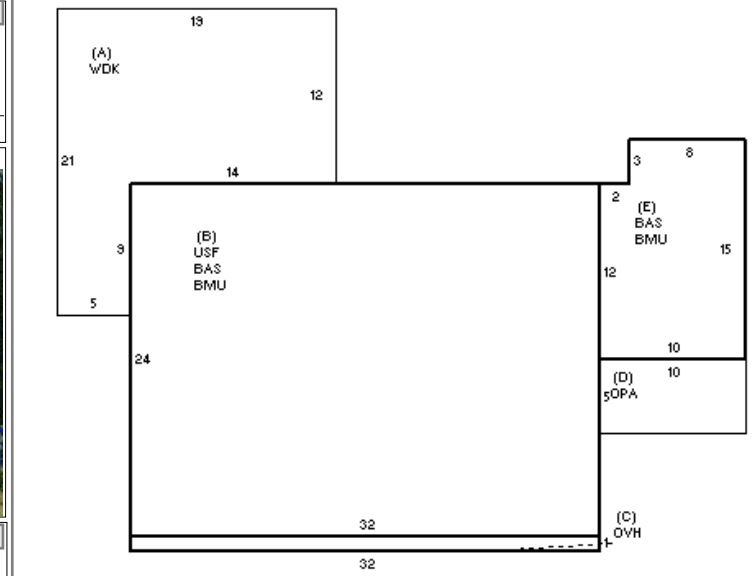
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08676	12/15/2008	2	ADDITIONS	50,000	09/24/2009	TL	100	100
05489	07/21/2005	9	DECK	8,000	01/26/2007	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	11 1.00	100 1.00	100 1.00	424,260	2.76	A 1.00	R09 1.80			309,000

TOTAL	11,500 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	309,000	250,700
BUILDING	277,100	245,200
DETACHED	0	0
OTHER	0	0
TOTAL	**586,100**	**495,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/19/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/19/2023	SL
LIST	7/19/2023	EST
REVIEW	7/19/2023	SL

YEAR BLT	1967	SIZE ADJ	1.010
NET AREA	1,712	DETAIL ADJ	1.000
$NLA(RCN)	$205	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	273		27.73	7,569
+	BMU	N	BSMT UNFINISHED	912		39.04	35,604
B	BAS	L	BASE AREA	768	1967	212.30	163,050
B	USF	L	UPPER STORY FIN	768	1967	116.41	89,403
C	OVH	L	OVERHANG	32	1967	193.88	6,204
D	OPA	N	OPEN PORCH	50		87.23	4,362
E	BAS	L	BASE AREA	144	2009	212.31	30,572
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	2		2,279.85	4,560

TOTAL RCN	350,754

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$277,100