Key: 9329

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,545

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCKINNON LAWRENCE A & C/O MCKINNON LAWRENCE & MAUREE 77 PINE GROVE CIRCLE E LONGMEADOW, MA 01028-1300	43.3-24-0	50 BELLAVISTA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCKINNON LAWRENCE & MAURE	11/03/2023	F	1	(234371)
MCKINNON LAWRENCE A &	12/30/1997	QS	155,000	(147026)
MCCARTHY MICHAEL	06/25/1997	QS	140,000	N/A-N/A

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-23-734	10/31/2023	15	INSULATE/WEA	3,600			100	100

LAND

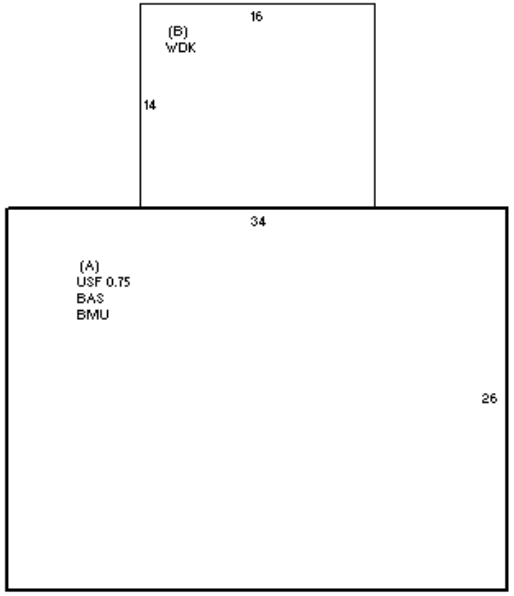
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	518,540	3.13	A 1.00	BA- 2.20			372,500

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	372,500	329,700
BUILDING	263,500	233,100
DETACHED	0	0
OTHER	0	0
TOTAL	**636,000**	**562,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 8			0.00	

PHOTO 08/09/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/9/2023	SL
LIST	8/9/2023	EST
REVIEW	9/28/2023	TL

YEAR BLT	1966	SIZE ADJ	1.010
NET AREA	1,547	DETAIL ADJ	1.000
$NLA(RCN)	$224	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		40.14	35,488
A	BAS	L	BASE AREA	884	1966	218.31	192,989
A	USF	L	UPPER STORY FIN	663	1966	119.70	79,364
B	WDK	N	WOOD DECK	224		28.51	6,386
	BMG	O	BSMT GARAGE	2		7,847.20	15,694
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	346,653

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$263,500