

Key: 9373

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.587

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CURRY JOHN E TRUSTEE C/O MCDONALD KATHLEEN TRS 65 BECKFORD FARM RD HANOVER, MA 02339				43.3-82-0				42 MASSASOIT AVE					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
MCDONALD KATHLEEN TRS				04/24/2023	F	1	35746-94						
CURRY JOHN E TRUSTEE				04/09/1999	QS	180,000	12188-259						
LYONS PRISCILLA L				08/13/1990	XX		7257-220						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,800	11	1.00	DCK 1.00	100	1.00	848,520	3.52	10	0.90	HCE 4.00	602,760

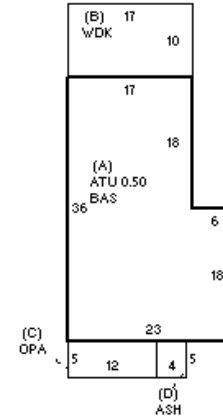
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18994	11/13/2018	3	ALT/RENO	34,400				
930151	04/16/1993	12	CYCLICAL		02/20/2018	DB	100	100
930115	03/30/1993	1	NEW CONSTRUC	30,000	12/16/1994	JS	100	100
		5	DEMOLITIONS	1,000	12/23/1993	JS	100	100

LAND

TOTAL	8,799 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N	former lots map 43.3 pcl 80 & 42.4 pcl 39 joined to this lot			LAND	602,800	600,100
Infl1	DOCK	O	FY95			BUILDING	155,600	137,800
N_Index	AVG	T	interim Chapter 91 #81-2 expired 2000 due to owner not			DETACHED	94,800	90,200
		E	renewing license			OTHER	0	0
						TOTAL	853,200	828,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	V	1.30	A 0.75	4X80X3X16	368	235.56	65,000
SHF	A	1.00	A 0.75	10X12	120	16.42	1,500
FLD	V	1.30	10 0.90	20X20	400	78.52	28,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/10/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/13/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1994	SIZE ADJ	1.020
NET AREA	720	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	6	ELEVATED	1.00	A	BAS	L	BASE AREA	720	1994	204.09	146,942
EXT COVER	1	WOOD SHINGLE	1.02	A	ATU	N	ATTIC UNF	360		41.82	15,055
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	170		34.61	5,883
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	60		75.82	4,549
FLOOR COVER	6	TILE	1.02	D	ASH	N	ATT SHED	20		24.59	492
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	5	ELECTRIC BB	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
USE	0		1.00								

TOTAL RCN	172,920	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$155,600	