Key: 9403

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,620

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNEARNEY ERYN ETAL SEAN MCNEARNEY 29 ALVIN CIRCLE RAYNHAM, MA 02767	43.3-114-0	1 HOPE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNEARNEY ERYN ETAL	05/18/2020	A	411,671	32914-107
MCNEARNEY PATRICIA & WILL	09/21/2017	F	1	30778-279
SUNDSTROM MARY H & WILLIA	09/10/2013	F	1	27679-227

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	%
05439	06/28/2005	9	DECK	5,500	09/02/2008	TL	100	100
05436	06/27/2005	6	FENCE	500	09/02/2008	TL	100	100
05338	05/20/2005	3	ALT/RENO	5,000	09/02/2008	TL	100	100
930299	06/15/1993	4	DETACH.STRUC		11/06/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,250	11 1.00	100 1.00	100 1.00	707,100	2.61	A 1.00	BG- 3.00			518,550

TOTAL	12,240 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

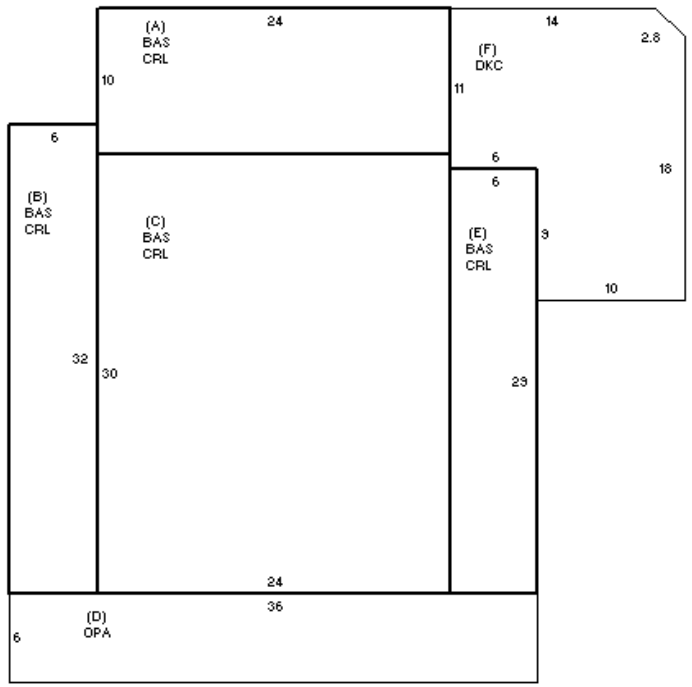
NOTE: some waterview

ASSESSED	CURRENT	PREVIOUS
LAND	518,600	458,900
BUILDING	290,800	112,500
DETACHED	0	0
OTHER	0	0
TOTAL	**809,400**	**571,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/15/2023	SL
LIST	11/15/2023	EST
REVIEW	11/15/2023	SL

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,326	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	3	FOUN. WALL	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	1	PLASTER	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
+	CRL	N	BSMT CRAWL	1,326		18.28	24,236
+	BAS	L	BASE AREA	1,326	1920	192.71	255,533
D	OPA	N	OPEN PORCH	216		60.33	13,032
F	DKC	N	DECK-COMPOSITE	264		64.37	16,993
	FIX	O	XTRA FIXTURES	1		2,183.60	2,184
	MST	O	MAS/METAL STACK	1		4,091.40	4,091

TOTAL RCN	316,068

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$290,800