

Key: 9443

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.661

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MCGRATH SALLIE M C/O MCGRATH SALLIE M TRS PO BOX 1054 POCASSET, MA 02559		43.3-159-0	4 NAUMKEAG AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCGRATH SALLIE M TRS		03/06/2023	F	100	35666-153	
MCGRATH SALLIE M		08/04/1997	QS	210,000	10967-67	

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	%
03881	12/01/2003	2	ADDITIONS	170,000	09/02/2005	TL	100	100
990019	01/11/1999	3	ALT/RENO	4,000	11/19/1999	MS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,000	11	1.00	100	1.00	100	1.00	942,800	5.97	A	1.00	HCE	4.00			645,880

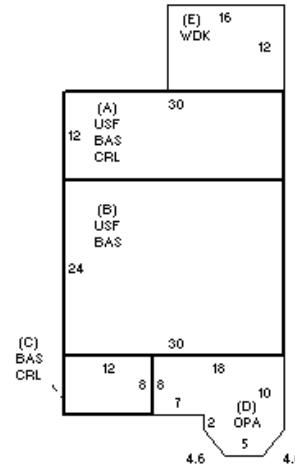
TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	645,900	571,600			
Infl1	AVG		BUILDING	336,000	297,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>981,900</b>	<b>869,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6 X 16			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/19/2005	TL
MODEL	1		RESIDENTIAL	LIST	9/19/2005	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/19/2005	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1928	SIZE ADJ	1.005
NET AREA	2,256	DETAIL ADJ	1.000
\$NLA(RCN)	\$191	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	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	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	456		27.62	12,597
+	USF	L	UPPER STORY FIN	1,080	1928	111.80	120,746
+	BAS	L	BASE AREA	1,176	1928	206.43	242,762
D	OPA	N	OPEN PORCH	194		70.29	13,635
E	WDK	N	WOOD DECK	192		37.62	7,222
	FIX	O	XTRA FIXTURES	6		2,290.13	13,741
	GFP	O	GAS FIREPLACE	1		6,882.20	6,882
	JAC	O	JACUZZI	1		13,205.30	13,205

TOTAL RCN	430,791
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$336,000