Key: 9456

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,674

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCARTHY ROBERT D & C/O MCCARTHY ROBERT & MARIE TR 106 JEFFERSON ST DEDHAM, MA 02026	43.3-176-0	21 NAUMKEAG AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCARTHY ROBERT & MARIE T	03/10/2023	F	100	35673-252
MCCARTHY ROBERT D &	02/26/2013	U	399,000	27162-337
MCCARTY JOHN F		XX		02863-0285

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-23-149	03/15/2023	3	ALT/RENO	17,450			0	0
18338	04/26/2018	15	INSULATE/WEA	3,140			100	100
13262	04/25/2013	6	FENCE	1,000	05/31/2013		100	100
900075	03/13/1990	5	DEMOLITIONS	4,000	03/01/1992	HS	100	100
900076	03/13/1990	1	NEW CONSTRUC	100,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	11 1.00	100 1.00	100 1.00	518,540	4.08	A 1.00	BA- 2.20			363,860

TOTAL	7,492 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

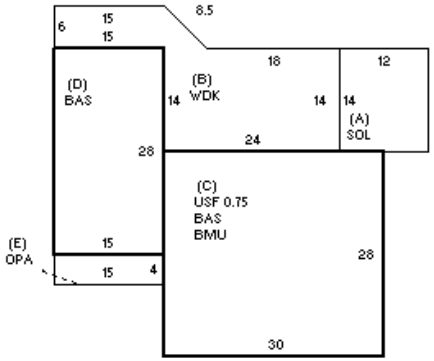
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	363,900	322,000
BUILDING	364,900	322,900
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**730,600**	**646,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	A 0.75	12X10		120	19.71	1,800

PHOTO 09/11/2008



BLDG COMMENTS

BUILDING

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

MEASURE	9/11/2008	JH
LIST	9/11/2008	EST
REVIEW	7/5/2018	TL

YEAR BLT	1946	SIZE ADJ	1.010
NET AREA	1,890	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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	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
A	SOL	N	SOLARIUM	168		112.82	18,955
B	WDK	N	WOOD DECK	444		25.14	11,164
C	BMU	N	BSMT UNFINISHED	840		42.93	36,057
C	BAS	L	BASE AREA	840	1946	221.28	185,879
C	USF	L	UPPER STORY FIN	630	1946	128.00	80,638
D	BAS	L	BASE AREA	420	1946	221.28	92,939
E	OPA	N	OPEN PORCH	60		90.21	5,413
	F21	O	FPL 2S 1OP	1		10,369.60	10,370
	FIX	O	XTRA FIXTURES	4		2,506.75	10,027
	MST	O	MAS/METAL STACK	1		4,698.00	4,698

TOTAL RCN	456,138

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$364,900