

Key: 9503

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.726

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CARROLL MARYANN E TRS MEC REALTY TRUST 63 CLUBHOUSE DR HINGHAM, MA 02043				43.3-232-0				6 CAPE COD LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CARROLL MARYANN E TRS				08/30/2016	V	600,000	29897-258					
FINNEGAN JOHN F				07/28/2016	H	1	29827-236					
FINNEGAN JOHN F &				10/13/2005	F	1	20359-163					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,516	11	1.00	100	1.00	100	1.00	BG-	3.00		510,370

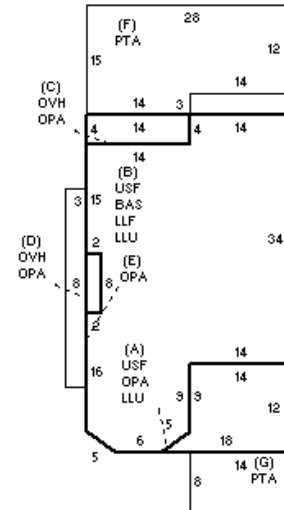
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19175	03/15/2019	8	POOL	38,600	02/10/2020	TL	100	100
SS20-03	12/31/2018	11	SPLITS/SUBS				100	100
18446	05/23/2018	1	NEW CONSTRUC	235,000	02/10/2020	TL	100	100
18328	04/25/2018	5	DEMOLITIONS		07/10/2018	TL	100	100
07281	05/25/2007	9	DECK	5,000	08/27/2008	TL	100	100

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TOTAL	10,516 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N Per questionnaire - sale was private. Not on MLS. Per O plan book 675 page 94 recorded 7-24-2019, 5,000 sf from T Map 43.4 Parcel 21 (31 Wamsutta Ave- now omitted) was E combined into this prop				LAND	510,400	451,700
Infl1	AVG					BUILDING	752,000	669,200
N_Index	AVG					DETACHED	72,900	69,400
						OTHER	0	0
						<b>TOTAL</b>	<b>1,335,300</b>	<b>1,190,300</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.90	10 0.90 15 X 25	2019	375	67.08	22,600
DGF	S	3.00	10 0.90 18 X 20	2019	360	121.80	39,500
OPS	S	3.00	10 0.90 8 X 14	2019	112	50.40	5,100
PTD	S	3.00	10 0.90 LOCKED - EST	2019	600	10.58	5,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/5/2021	TL
MODEL	1		RESIDENTIAL	LIST	2/23/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/20/2023	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2018	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	759,582		
NET AREA	3,354	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,210		48.88	59,150	CONDITION ELEM	CD		
\$NLA(RCN)	\$226	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,210	2018	163.40	197,709	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	B	LLF	L	LOWER LEVEL FIN	1,036	2018	85.69	88,778	INTERIOR	A		
				ROOF COVER	1	ASP/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,036	2018	301.69	312,556	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	327		92.49	30,246	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	+	OVH	L	OVERHANG	72	2018	284.61	20,492	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	PTA	N	PATIO	490		21.37	10,472	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	9		3,346.81	30,121				
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		10,058.30	10,058				
																		EFF.YR/AGE	2019 / 3
																		COND	2 2 %
																		FUNC	0 uc
																		ECON	0
																		DEPR	1 % GD 99
																		RCNLD	\$752,000