

Key: 9556

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.779

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MCMANUS GREGORY R ETUX C/O MACLACHLAN LAURA TRS PO BOX 776 POCASSET, MA 02559		43.4-11-0		946 SHORE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACLACHLAN LAURA TRS		04/03/2023	F	100	35710-302
MCMANUS GREGORY R		02/08/2023	F	1	35630-53/55
MCMANUS GREGORY R ETUX		12/20/2013	F	100	27896-309

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-21-423 07688	06/21/2021 11/14/2007	14 1	SOLAR NEW CONSTRUC	22,770 250,000	08/08/2008	DB	100 100

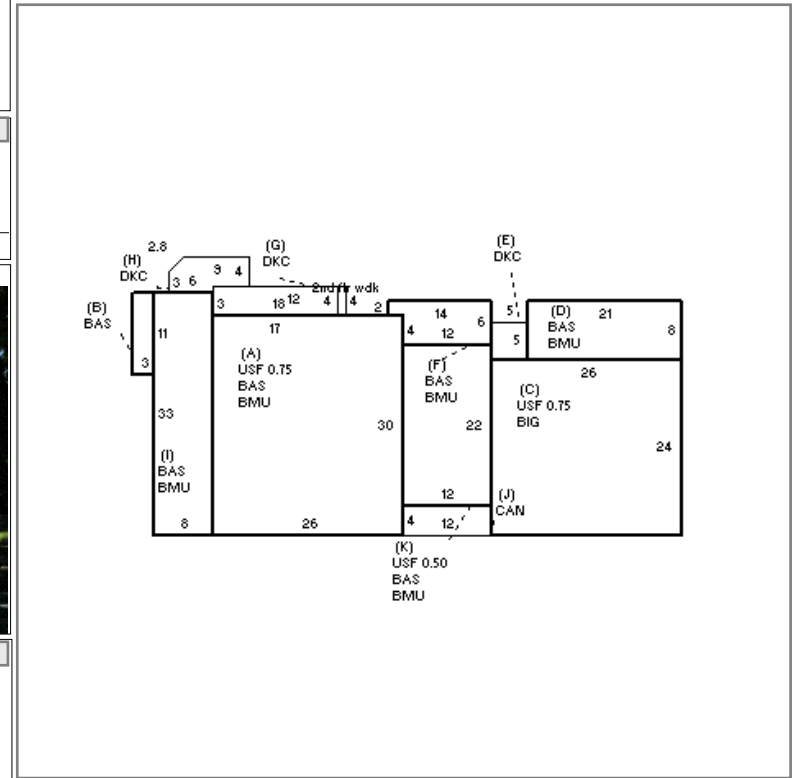
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,700	11	1.00	100	1.00	100	1.00	518,540	2.22	A	1.00	BA-	2.20			388,720

TOTAL	14,680 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	388,700	344,000			
Infl1	AVG		BUILDING	559,800	501,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	948,500	845,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2008	DB
MODEL	1		RESIDENTIAL	LIST	8/8/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/11/2008	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	629.037		
NET AREA	2,770	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,552		36.42	56,522	CONDITION ELEM	CD		
\$NLA(RCN)	\$227	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,185	2007	118.52	140,450	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,585	2007	209.14	331,484	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	624		84.07	52,462	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	213		71.58	15,246	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	J	CAN	N	CANOPY	48		15.56	747	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05		PTA	N	PATIO	663		15.50	10,277	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	9		2,427.69	21,849				
				USE	0		1.00												
																		EFF.YR/AGE	2008 / 14
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	11 % GD 89
																		RCNLD	\$559,800