Key: 9572

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,795

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCORMACK MICHAEL ETUX C/O MCCORMACK MICHAEL E II PO BOX 655 POCASSET, MA 02559	43.4-28-0	52 PROSPECT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCORMACK MICHAEL E II	10/20/2023	F	1	36045-154
MCCORMACK MICHAEL ETUX	06/15/2007	QS	450,000	22111-111
CURRAN THOMAS P ETALS	07/31/2003	QS	390,000	17374-183

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

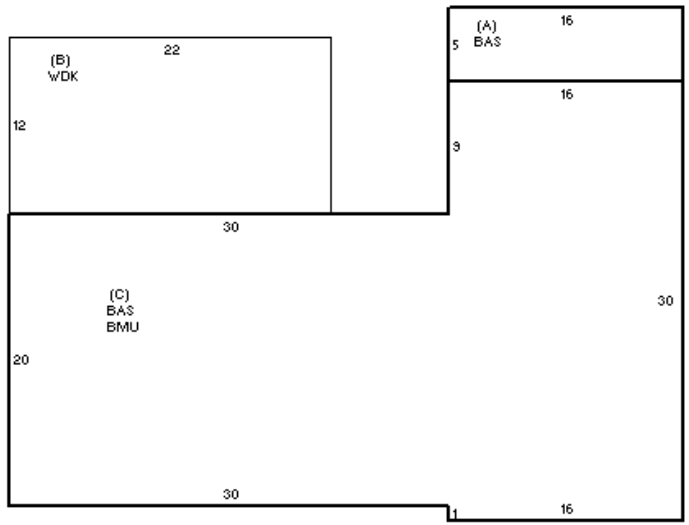
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12820	11/14/2012	3	ALT/RENO	16,000			100	100
032496	07/28/2003	10	WOODSTOVE	450	06/22/2004	TL	100	100
970206	04/30/1997	2	ADDITIONS	20,000	09/14/1999	MWS	100	100
950582	11/08/1995	3	ALT/RENO	5,000	10/23/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,350	11 1.00	100 1.00	100 1.00	518,540	4.76	A 1.00	BA- 2.20			359,890

TOTAL	6,360 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	359,900	318,500
BUILDING	230,400	203,900
DETACHED	0	0
OTHER	0	0
TOTAL	**590,300**	**522,400**



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	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/27/2008	DB
LIST	11/3/2000	TL
REVIEW	5/27/2008	TL

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,184	DETAIL ADJ	1.000
$NLA(RCN)	$256	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,160	1959	202.54	234,949
B	WDK	N	WOOD DECK	264		27.32	7,214
C	BMU	N	BSMT UNFINISHED	1,080		38.47	41,552
	BAY	L	BAYWINDOW	24	1959	191.06	4,585
	F11	O	FPL 1S 1OP	1		8,459.70	8,460
	FIX	O	XTRA FIXTURES	1		2,247.30	2,247
	MST	O	MAS/METAL STACK	1		4,210.90	4,211

TOTAL RCN	303,218

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$230,400