Key: 9896

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,129

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNIFF MARY D 151 UPHAM ST MELROSE, MA 02176-3518	44.2-54-0	23 ALBERT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNIFF MARY D FOLEY THOMAS R	02/22/2001	A XX		13581-321 1791+-0004+

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	%
14835	10/01/2014	3	ALT/RENO	1,700	10/27/2016		100	100

LAND

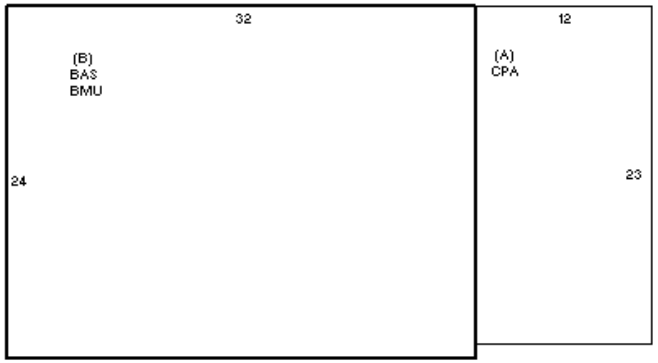
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	282,840	3.84	A 1.00	PAV 1.20			199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,400	176,500
BUILDING	151,500	138,500
DETACHED	0	0
OTHER	0	0
TOTAL	**350,900**	**315,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/18/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/18/2023	SL
LIST	7/27/2023	SL
REVIEW	7/27/2023	SL

YEAR BLT	1966	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
$NLA(RCN)	$259	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	26	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	3	ALUMINUM	1.00
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
A	CPA	N	CAR PORT	276		9.82	2,709
B	BMU	N	BSMT UNFINISHED	768		45.54	34,977
B	BAS	L	BASE AREA	768	1966	204.09	156,739
	BSF	N	BSMT SEMI-FIN	200		24.26	4,852

TOTAL RCN	199,277

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		$151,500