

Key: 10358

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.590

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARIANA MANOR LLC 46 LENOX DR FRANKLIN, MA 02038				47.4-2-0				48 RED BROOK HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARIANA MANOR LLC				08/30/2021	O	980,000	34425-162				
MORRALL JOHN F III ETAL L				04/11/2011	A	206,250	25374-74				
MORRALL JOHN F III ETAL L				05/04/2006	F	300,000	20973-9				

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	%
PL-22-149	05/09/2022	3	ALT/RENO	50,000	11/10/2022	TL	50	0
B-21-341	02/15/2022	3	ALT/RENO	375,000	11/10/2022	TL	50	0

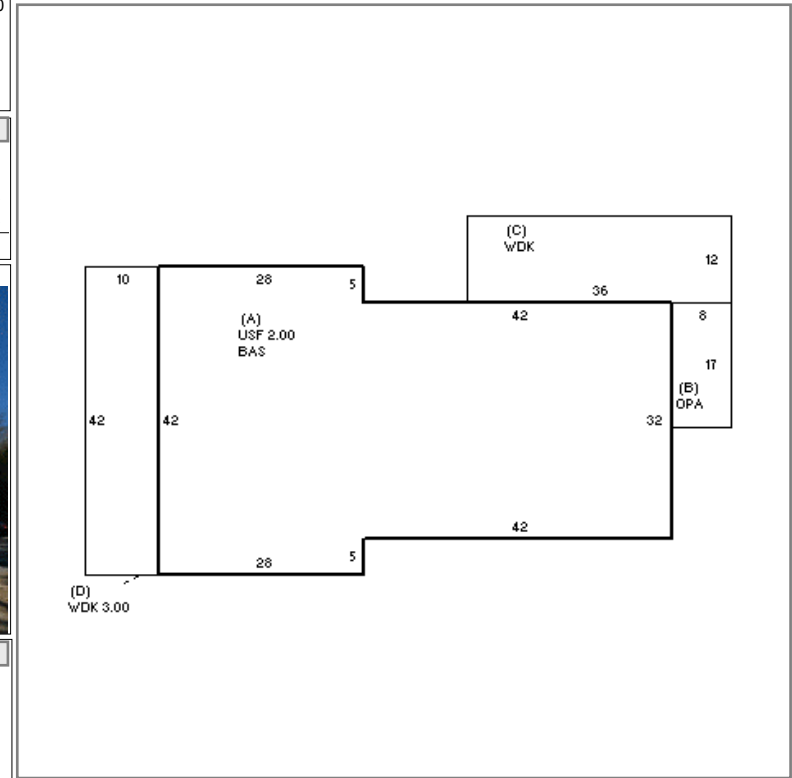
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	1.00	BEX	4.90	1,060,330
300	A	0.922	14	1.00	100	1.00	100	1.00	1.00	BEX	4.90	73,640

TOTAL	1.840 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		NOTE				LAND	1,134,000	1,003,500
Infl1	AVG			BUILDING	760,500	480,400			
N_Index	AVG			DETACHED	9,100	7,300			
				OTHER	0	0			
						TOTAL	1,903,600	1,491,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50 16 X 36		576	27.91	8,000
SHF	A	1.00	50 0.50 8 X 16		128	16.42	1,100



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/10/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/6/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,170,004
NET AREA	7,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	2,520	1890	199.38	502,443	CONDITION ELEM	CD
\$NLA(RCN)	\$155	OVERALL	1.250	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	5,040	1890	105.05	529,458	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	136		83.19	11,314	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	1,692		25.90	43,821	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02		CPC	O	CAPE CELLAR	1		4,578.40	4,578	BATHS	G
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	28		2,582.15	72,300	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03		KIT	O	EXTRA KITCHEN	1		6,090.40	6,090	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

EFF.YR/AGE	2011 / 11	
COND	8	8 %
FUNC	27	uc
ECON	0	
DEPR	35	% GD 65
RCNLD	\$760,500	