Key: 4224

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,309

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMPSON META E 281 WASHINGTON ST NORWELL, MA 02061-1705	20.3-153-0	45 CRANBERRY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMPSON META E		XX		05096-00054

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	%
06238	04/25/2006	9	DECK	8,000	09/25/2006	DB	100	100
970439	09/08/1997	6	FENCE	168	04/29/1998	JS	100	100

LAND

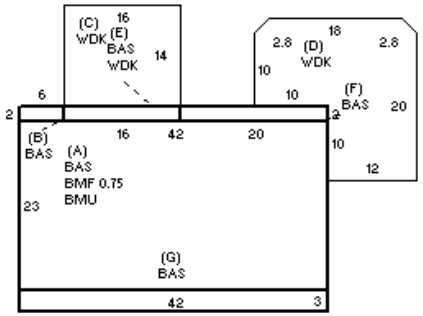
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,210	4 1.00	100 1.00	100 1.00	235,700	3.07	A 1.00	R03 1.00			169,650

TOTAL	10,193 SF	ZONING	1	FRNT	101

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	169,700	150,100
BUILDING	251,400	222,500
DETACHED	0	0
OTHER	0	0
TOTAL	**421,100**	**372,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/22/2022

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	8/22/2022	SL
LIST	8/22/2022	EST
REVIEW	8/22/2022	SL

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
$NLA(RCN)	$274	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	75	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	966		36.64	35,396
A	BMF	N	BSMT FINISH	725		44.03	31,919
+	BAS	L	BASE AREA	1,104	1986	192.90	212,958
+	WDK	N	WOOD DECK	636		21.46	13,651
+	BAS	L	BASE AREA	72	1986	192.90	13,889
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN	322,290

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$251,400