Key: 4983

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,112

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRANCIS MARY ELLEN TRS FRANCIS FAMILY IRREV TRUST 2 COASTAL WAY BOURNE, MA 02532	24.2-2-6	2 COASTAL WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRANCIS MARY ELLEN TRS	06/24/2020	F	10	33012-217
FRANCIS MARY ELLEN	09/14/2016	QS	410,000	29931-187
OGILVIE RICHARD &	05/07/1998	QS	235,000	11412-50

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

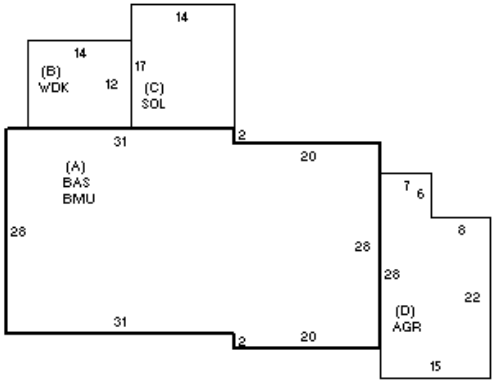
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05191	03/29/2005	8	POOL	600	06/02/2005	TL	100	100
03738	10/14/2003	2	ADDITIONS	10,350	06/02/2005	TL	100	100
910306	07/01/1991	4	DETACH.STRUC	475	02/01/1992	HS	100	100
900415	08/14/1990	8	POOL	3,000	09/27/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,152	6 1.00	100 1.00	100 1.00	294,625	1.34	A 1.00	R07 1.25			245,300

TOTAL	27,138 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	245,300	217,100
BUILDING	356,800	315,800
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**603,400**	**534,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	10 X 10		100	16.90	1,300
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 01/05/2017

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	1/5/2017	BC
LIST	1/5/2017	BC
REVIEW	2/22/2017	BC

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$291	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,428		35.41	50,564
A	BAS	L	BASE AREA	1,428	1986	203.34	290,366
B	WDK	N	WOOD DECK	168		38.77	6,513
C	SOL	N	SOLARIUM	238		95.59	22,750
D	AGR	N	ATT GARAGE	372		77.36	28,778
	F11	O	FPL 1S 1OP	1		8,887.00	8,887
	FIX	O	XTRA FIXTURES	3		2,360.47	7,081

TOTAL RCN	414,939

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$356,800