

Key: 5358

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.502

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREED ARVID R & JOANNA B BREED 20 WALDEN WAY MILFORD, MA 01757				26.1-137-0				5 MASHNEE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREED ARVID R & BREED ARVID R & KRUEGER STEPHEN J & JOHN				12/02/2016	F	100	30132-103				
				12/23/1999	QS	182,000	12743-68				
				10/01/1999	A	100	12578-347				

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	%
16564	07/06/2016	9	DECK	30,000	03/30/2018	TL	100	100
08353	07/10/2008	3	ALT/RENO	3,000	05/30/2008	TL	100	100

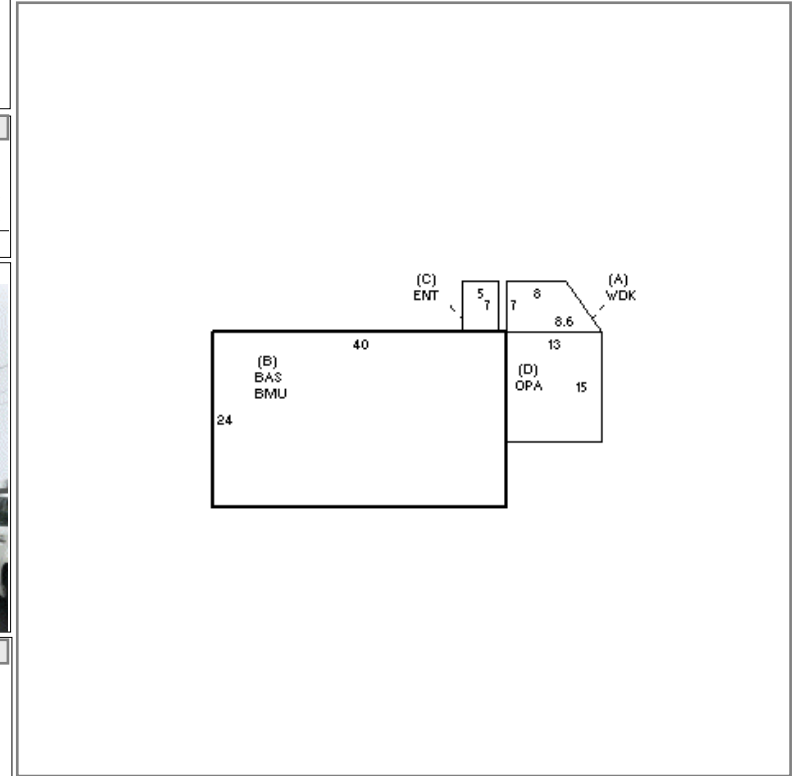
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	15,265	7	1.00	100	1.00	100	1.00	318,195	2.15	A	1.00	BAV	1.35				239,730

TOTAL	15,246 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	239,700	212,200			
Infl1	AVG		BUILDING	247,300	218,800			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
TOTAL			488,500	432,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	10 X 12		120	16.42	1,500



BUILDING	CD	ADJ	DESC	MEASURE	3/30/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/30/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$307	OVERALL	1.020

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	74		55.83	4,131
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	960		37.94	36,420
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	960	1970	206.32	198,063
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	35		87.96	3,079
FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	195		68.00	13,260
INT. FINISH	2	DRYWALL	1.00		BMF	N	BSMT FINISH	720		45.58	32,821
HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,215.70	6,647
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	294,421
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$247,300