

Key: 5455

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.599

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LOWNDES PAUL W & DIANE M LOWNDES 45 THORNE RD BOURNE, MA 02532-5417		26.2-36-0		45 THORNE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		12/22/1993	QS	105,000	08963-00204
		05/07/1993	QS	95,000	N/A-N/A


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 %
15916	10/15/2015	4	DETACH.STRUC	37,000	07/07/2016	WFF	100 100
05117	02/18/2005	2	ADDITIONS	60,000	06/12/2008	DB	100 100
		13	OTHER				100 100

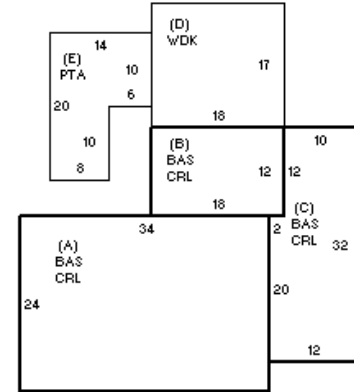
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,400	7	1.00	100	1.00	100	1.00	318,195	2.26	A	1.00	BAV	1.35			237,890

DETACHED

TOTAL	14,418 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	237,900	210,500			
Infl1	AVG		BUILDING	265,100	234,600			
N_Index	AVG		DETACHED	37,500	35,700			
			OTHER	0	0			
TOTAL				540,500	480,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/07/2016
SHF	A	1.00	10 0.90 8 X 14		112	16.42	1,700		
DGF	E	1.90	10 0.90 24X24	2015	576	69.04	35,800		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2016	WFF
MODEL	1		RESIDENTIAL	LIST	7/7/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/2/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1959	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	311,928
NET AREA	1,392	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	CRL	N	BSMT CRAWL	1,392		17.91	24,937		
\$NLA(RCN)	\$224	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	816	1959	188.89	154,137		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	576	2005	188.89	108,803		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	306		21.46	6,568		
				FLOOR COVER	1	HARDWOOD	1.02	E	PTA	N	PATIO	220		13.66	3,006		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,056.90	8,057		
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	3		2,140.00	6,420		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$265,100