Key: 5456

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,600

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ORPHANOS ELAINE D C/O ORPHANOS ELAINE D TRS 8 OLNEY RD BOURNE, MA 02532	26.2-37-0	8 OLNEY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ORPHANOS ELAINE D TRS	04/12/2023	F	10	35728-217
ORPHANOS ELAINE D	06/27/2005	QS	341,000	19976-327
KELSON WARREN G &		XX		05376-00032

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	%
EXB-23-430	07/17/2023	3	ALT/RENO	3,000			100	100
EXB-21-256	04/08/2021	3	ALT/RENO	8,950			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,062	7 1.00	100 1.00	100 1.00	318,195	2.46	A 1.00	BAV 1.35			235,060

TOTAL	13,068 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

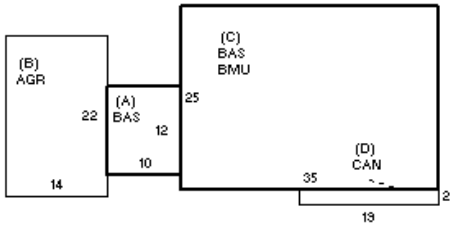
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	235,100	208,000
BUILDING	203,000	179,600
DETACHED	0	0
OTHER	0	0
TOTAL	**438,100**	**387,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002



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	10/29/2016	DB
LIST	10/29/2016	EST
REVIEW	10/29/2016	DB

YEAR BLT	1952	SIZE ADJ	1.020
NET AREA	995	DETAIL ADJ	1.000
$NLA(RCN)	$268	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	995	1952	204.29	203,272
B	AGR	N	ATT GARAGE	308		71.90	22,146
C	BMU	N	BSMT UNFINISHED	875		37.57	32,871
D	CAN	N	CANOPY	38		14.04	534
	F11	O	FPL 1S 1OP	1		8,260.10	8,260

TOTAL RCN	267,082

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$203,000