**Key: 5465**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,608

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SPELLMAN THOMAS W TRS<br>THOMAS SPELLMAN TRUST<br>74 THORNE ROAD<br>BOURNE, MA 02532 | 26.2-46-0 | 74 THORNE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SPELLMAN THOMAS W TRS | 12/17/2019 | F | 1 | 32552-201 |
| SPELLMAN THOMAS W | 05/25/1999 | X | | 12290-119 |
| SPELLMAN THOMAS W & | 02/20/1990 | QS | 100,000 | 7066-341 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 18874 | 10/10/2018 | 4 | DETACH.STRUC | 4,025 | | | 100 | 100 |
| 15961 | 10/26/2015 | 14 | SOLAR | 10,000 | | | 100 | 100 |

## LAND

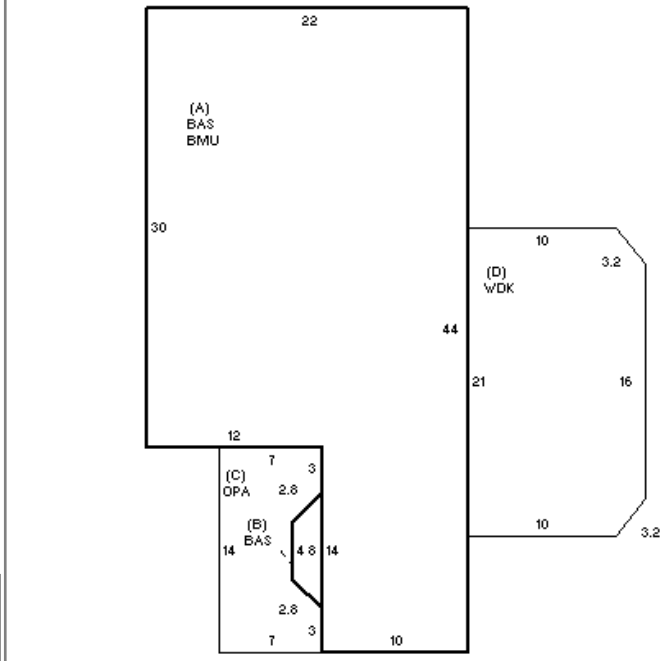
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,800 | 7 1.00 | 100 1.00 | 100 1.00 | 318,195 | 2.92 | A 1.00 | BAV 1.35 | | | 230,270 |

| TOTAL | 10,803 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | GRAY GAB |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 230,300 | 203,800 |
| BUILDING | 202,800 | 179,400 |
| DETACHED | 1,500 | 1,400 |
| OTHER | 0 | 0 |
| TOTAL | **434,600** | **384,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 10 0.90 | 8 X 12 | | 96 | 16.90 | 1,500 |

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 | 6/11/2008 | TL |
|---|---|---|
| LIST | 6/11/2008 | EST |
| REVIEW | 3/15/2019 | TL |

| YEAR BLT | 1950 | SIZE ADJ | 1.020 |
|---|---|---|---|
| NET AREA | 812 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $312 | OVERALL | 1.010 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 800 | | 47.42 | 37,937 |
| + | BAS | L | BASE AREA | 812 | 1950 | 204.29 | 165,886 |
| C | OPA | N | OPEN PORCH | 86 | | 74.03 | 6,367 |
| D | WDK | N | WOOD DECK | 247 | | 26.68 | 6,590 |
| | BMF | N | BSMT FINISH | 350 | | 60.20 | 21,069 |
| | BMG | O | BSMT GARAGE | 1 | | 7,343.30 | 7,343 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,260.10 | 8,260 |

| TOTAL RCN | 253,452 |
|---|---|

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

| EFF.YR/AGE | 1999 / 23 | |
|---|---|---|
| COND | 20 | 20 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 20 | % GD 80 |
| RCNLD | | $202,800 |