

Key: 5467

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.610

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LIPTON IVAN R 60 THORNE RD BOURNE, MA 02532				26.2-49-0				60 THORNE RD			
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				LIPTON IVAN R		01/15/2021	U	399,000	33687-339		
WARD FAMILY THORNE LLC		03/07/2014	F	10	28021-319						
WARD FAMILY HOLDINGS LLC		03/07/2014	F	10	28021-316						

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-21-307	05/03/2021	15	INSULATE/WEA	6,086			100 100

DE  
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A  
C  
H  
E  
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,200	7	1.00	100	1.00	100	1.00	318,195	4.23	A	1.00	BAV	1.35			222,650

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	222,700	197,100			
Infl1	AVG		BUILDING	217,300	192,300			
N_Index	AVG		DETACHED	9,200	8,800			
			OTHER	0	0			
			TOTAL	449,200	398,200			

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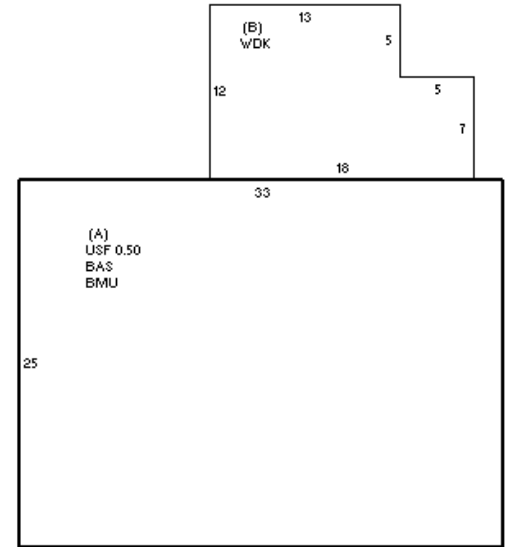
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	L	0.90	A 0.75	14 X 24		336	36.54	9,200



BUILDING	CD	ADJ	DESC	MEASURE	10/31/2016	BC
MODEL	1		RESIDENTIAL	LIST	10/31/2016	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/31/2016	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1966	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,238	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	825		41.08	33,894
\$NLA(RCN)	\$231	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	825	1966	223.42	184,321
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	413	1966	123.97	51,200
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	191		39.41	7,527
				FLOOR COVER	1	HARDWOOD	1.02	B	BMF	N	BSMT FINISH	100		65.83	6,583
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	1		2,399.80	2,400
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



TOTAL RCN	285,925	
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	\$217,300	