Key: 5468

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,611

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAPENNY GLENN P & JANE C HAPENNY 56 THORNE RD BOURNE, MA 02532-5415	26.2-50-0	56 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAPENNY GLENN P &	06/02/1997	QS	115,000	10779-142
KEATING CATHERINE J	03/26/1992	F	1	N/A-N/A
KEATING, KEEFFE, BOIKE	06/30/1986	A	1	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

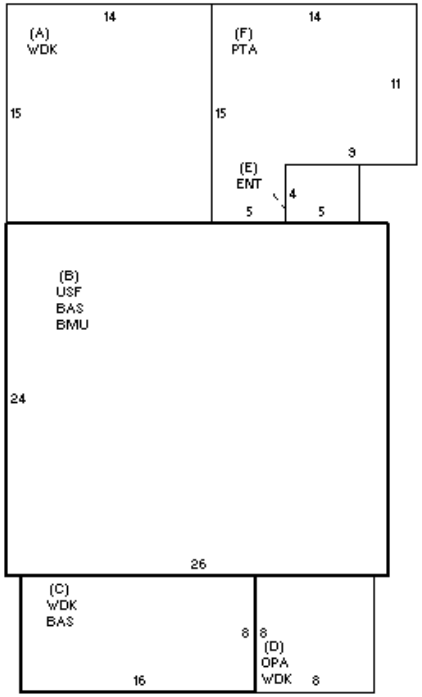
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-63	02/07/2022	3	ALT/RENO	28,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	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
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	222,700	197,100
BUILDING	229,700	203,200
DETACHED	5,800	5,500
OTHER	0	0
TOTAL	**458,200**	**405,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	F 0.70	P 0.40	8 X 10			0.00	
WDK	A 1.00	A 0.75	12 X 24+ 9 X		423	18.30	5,800

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/31/2016	BC
LIST	10/31/2016	EST
REVIEW	5/4/2022	TL

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,376	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	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	1	PLASTER	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
+	WDK	N	WOOD DECK	402		22.98	9,239
B	BMU	N	BSMT UNFINISHED	624		49.52	30,903
B	USF	L	UPPER STORY FIN	624	1925	116.99	73,000
+	BAS	L	BASE AREA	752	1925	221.93	166,890
D	OPA	N	OPEN PORCH	64		82.46	5,277
E	ENT	N	ENCLOSED ENTRY	20		122.87	2,457
F	PTA	N	PATIO	174		15.18	2,641
	F21	O	FPL 2S 1OP	1		9,477.60	9,478
	FIX	O	XTRA FIXTURES	1		2,291.70	2,292

TOTAL RCN	302,177

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		$229,700