Key: 5470

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,613

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PIERCE HC LLC PO BOX 2283 NANTUCKET, MA 02584	26.2-52-0	46 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PIERCE HC LLC	05/10/2022	QS	505,000	35107-261
WORRALL DEBRA A	05/04/2018	QS	350,000	31247-35
CRANE MARILYN	05/30/2007	QS	320,000	22065-158

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	%
		3	ALT/RENO		04/26/2023	TL	100	100
EXB-22-579	09/06/2022	15	INSULATE/WEA	3,342			100	100
EXB-22-352	06/06/2022	3	ALT/RENO	10,250			100	100
		12	CYCLICAL		08/17/2018	DB	100	100
07555	09/13/2007	3	ALT/RENO	10,000	06/12/2008	TL	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
Infl1	AVG
N_Index	AVG

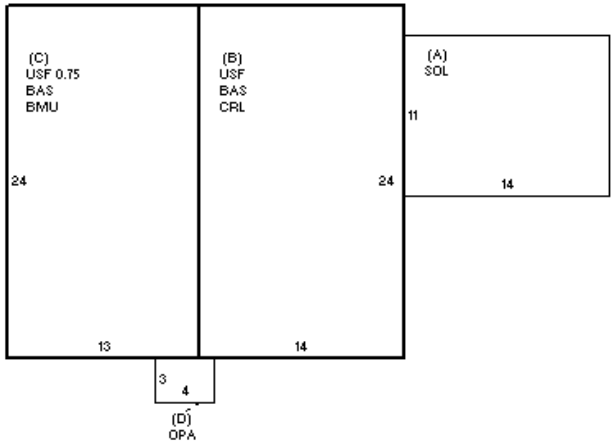
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	222,700	197,100
BUILDING	266,000	218,700
DETACHED	26,800	13,800
OTHER	0	0
TOTAL	**515,500**	**429,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	V 1.30	10 0.90	12 X 18		216	40.95	8,000
DGF	V 1.30	10 0.90	18X22		396	52.78	18,800

PHOTO 04/26/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/26/2023	TL
LIST	8/16/2019	EST
REVIEW	4/26/2023	TL

YEAR BLT	1948	SIZE ADJ	1.015
NET AREA	1,218	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	3	FOUN. WALL	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	SOL	N	SOLARIUM	154		108.96	16,779
B	CRL	N	BSMT CRAWL	336		38.95	13,086
+	BAS	L	BASE AREA	648	1948	234.49	151,950
+	USF	L	UPPER STORY FIN	570	1948	125.09	71,299
C	BMU	N	BSMT UNFINISHED	312		69.79	21,773
D	OPA	N	OPEN PORCH	12		108.09	1,297
	F21	O	FPL 2S 1OP	1		10,014.10	10,014
	FIX	O	XTRA FIXTURES	2		2,420.80	4,842
	MST	O	MAS/METAL STACK	1		4,537.00	4,537

TOTAL RCN 295,577

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

EFF.YR/AGE 2009 / 13

COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90

RCNLD $266,000