Key: 5471

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,614

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SCIBETTA CAROL A 42 THORNE RD BOURNE, MA 02532-5415	26.2-53-0	42 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCIBETTA CAROL A	08/30/2000	F		13210-52
SCIBETTA CAROL A &	06/01/1995	QS	102,000	9691-196
DRUGAN RICHARD F	11/06/1992	QS	67,500	N/A-N/A

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

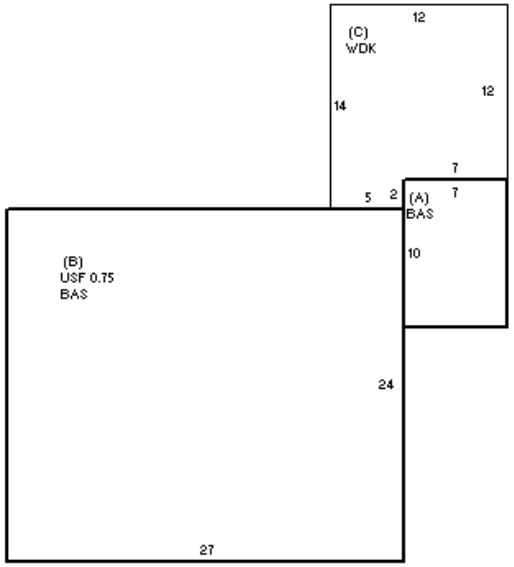
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13471	07/22/2013	15	INSULATE/WEA	1,800			100	100
12564	08/21/2012	3	ALT/RENO	30,970			100	100
03946	12/30/2003	2	ADDITIONS	15,500	09/06/2005	TL	100	100

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	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	222,700	197,100
BUILDING	230,500	204,000
DETACHED	0	0
OTHER	0	0
TOTAL	**453,200**	**401,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	
SHF	A 1.00	F 0.60	8 X 12			0.00	

PHOTO 09/03/2019

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	9/4/2019	TL
LIST	9/4/2019	TL
REVIEW		

YEAR BLT	1948	SIZE ADJ	1.015
NET AREA	1,204	DETAIL ADJ	1.000
$NLA(RCN)	$204	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	718	1948	228.21	163,855
B	USF	L	UPPER STORY FIN	486	2003	121.73	59,163
C	WDK	N	WOOD DECK	154		38.69	5,959
	CPC	O	CAPE CELLAR	1		4,177.60	4,178
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	1		2,356.50	2,357

TOTAL RCN	245,257

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

EFF.YR/AGE	2013 / 9	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6 % GD	94
RCNLD		$230,500