Key: 5472

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,615

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANSELMO FREDERICK C ETUX FRANCES S ANSELMO 45 MILL ST N EASTON, MA 02356	26.2-54-0	38 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANSELMO FREDERICK C ETUX	09/17/2015	QS	340,000	29144-148
WESCHROB MARTHA H &	10/15/2009	F		24095-307/8
WESCHROB MARTHA H &	10/15/1997	QS	130,000	11006-344

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	%
890259	05/08/1989	3	ALT/RENO	25,000	01/23/1990	HLD	100	100

LAND

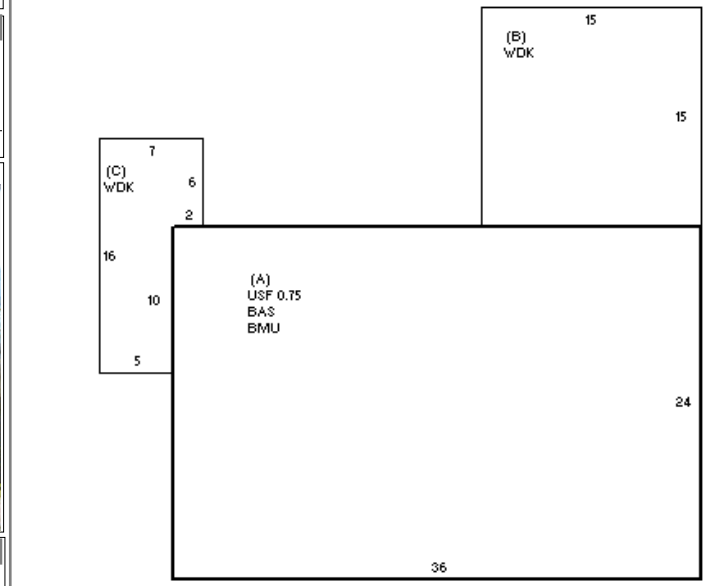
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	7 1.00	100 1.00	100 1.00	318,195	4.23	A 1.00	BAV 1.35			222,650

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	244,600	216,500
DETACHED	0	0
OTHER	0	0
TOTAL	**467,300**	**413,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	F 0.60	8 X 10			0.00	

PHOTO 04/03/2012

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	4/3/2014	TL
LIST	5/17/2014	TL
REVIEW	5/17/2014	TL

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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
A	BMU	N	BSMT UNFINISHED	864		40.14	34,685
A	BAS	L	BASE AREA	864	1974	218.31	188,623
A	USF	L	UPPER STORY FIN	648	1974	119.70	77,568
+	WDK	N	WOOD DECK	317		23.51	7,454
	FIX	O	XTRA FIXTURES	4		2,344.38	9,378

TOTAL RCN	317,708

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$244,600