

Key: 5473

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.616

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
GRABAUSKAS PAUL, JEFFREY, MICHAEL & THOMAS GRABAUSKAS 0 PINE N OAK DRIVE MILLBURY, MA 01527-4157		26.2-55-0	34 THORNE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GRABAUSKAS PAUL, JEFFREY,		02/03/2022	F	1	34879-132
GRABAUSKAS JEAN MARIE		08/02/2021	F	100	34347-345
GRABAUSKAS JEAN MARIE		07/06/2016	F	100	29778-245

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-22-431	07/13/2022	3	ALT/RENO	4,000	03/07/2023	SL	100	100

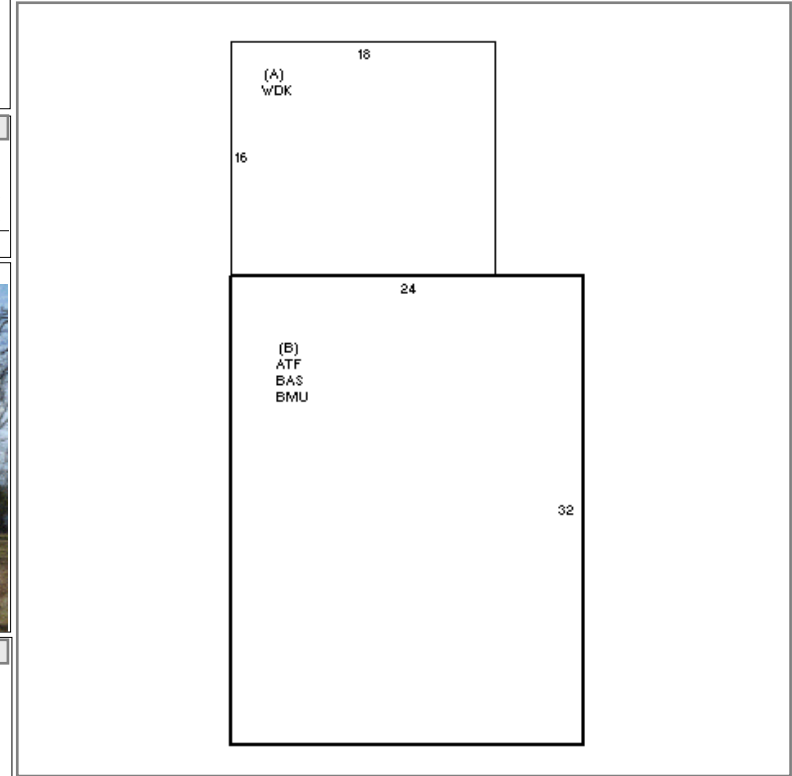
CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	7	1.00	100	1.00	318,195	4.23	A	1.00	BAV	1.35	222,650

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	222,700	197,100			
Infl1	AVG		BUILDING	217,900	192,800			
N_Index	AVG		DETACHED	0	1,200			
			OTHER	0	0			
			TOTAL	440,600	391,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/7/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/11/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/7/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1975	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$368	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		4	1.00
BEDROOMS		2	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	10	VERT BOARD	1.00
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	WDK	N	WOOD DECK	288		28.27	8,141
B	BMU	N	BSMT UNFINISHED	768		50.24	38,583
B	BAS	L	BASE AREA	768	1975	225.13	172,897
B	ATF	N	ATTIC FINISH	768		66.95	51,418
	F21	O	FPL 2S 1OP	1		9,614.10	9,614
	FIX	O	XTRA FIXTURES	1		2,324.70	2,325

TOTAL RCN	282,978
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	\$217,900