Key: 5474

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,617

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNAMARA TAMI L & MICHAEL F KANE 30 THORNE ROAD BOURNE, MA 02532	26.2-56-0	30 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNAMARA TAMI L &	06/15/2018	QS	245,000	31339-75
AINSWORTH ARTHUR G TR OF	12/09/2005	F	1	20556-271
AINSWORTH ARTHUR G &		XX		02275-0188

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

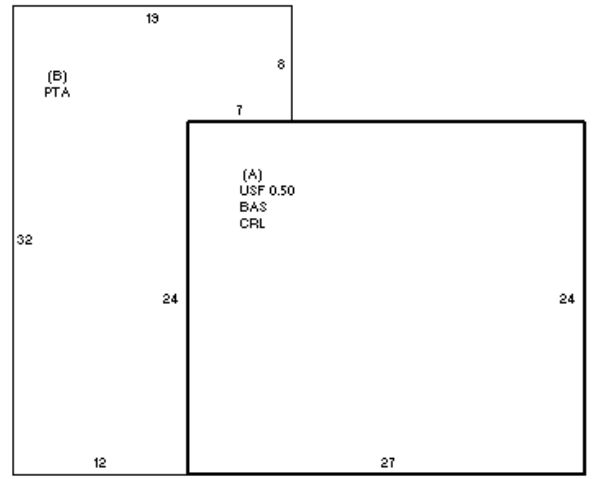
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	151,000	133,600
DETACHED	0	0
OTHER	0	0
TOTAL	373,700	330,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

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	9/8/2018	DB
LIST	9/8/2018	EST
REVIEW	9/8/2018	DB

YEAR BLT	1947	SIZE ADJ	1.020
NET AREA	972	DETAIL ADJ	1.000
$NLA(RCN)	$222	OVERALL	1.090

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	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	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
A	CRL	N	BSMT CRAWL	648		28.56	18,507
A	BAS	L	BASE AREA	648	1947	229.33	148,609
A	USF	L	UPPER STORY FIN	324	1947	122.34	39,637
B	PTA	N	PATIO	440		15.12	6,652
	FIX	O	XTRA FIXTURES	1		2,368.10	2,368

TOTAL RCN 215,773

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

EFF.YR/AGE 1989 / 33

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $151,000