Key: 5476

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,619

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VALENTINE KATHLEEN TRS ANNE K HOMAN IRREVOCABLE TR 22 THORNE ROAD BOURNE, MA 02532	26.2-58-0	22 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VALENTINE KATHLEEN TRS	12/17/2018	F	10	31732-88
VALENTINE KATHLEEN, BILL	12/17/2018	F	10	31732-82
HOMAN ANNE K TR	09/26/2013	F		27717-186+7

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	%
940131	04/21/1994	4	DETACH.STRUC	1,038	04/07/1995	JS	100	100
910386	09/12/1991	2	ADDITIONS	7,200	02/01/1992	HS	100	100

LAND

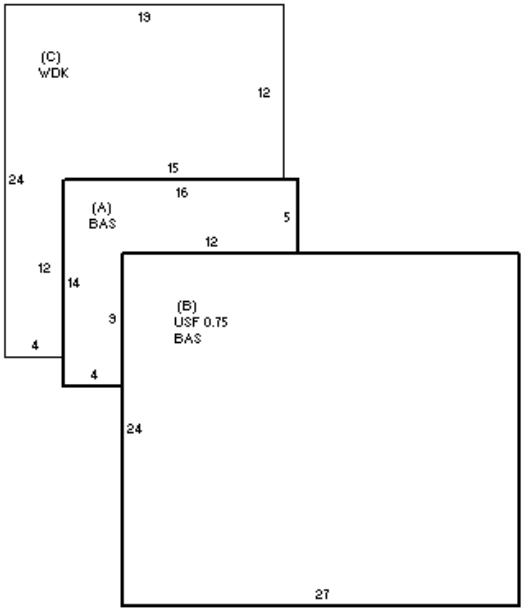
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	7 1.00	100 1.00	100 1.00	318,195	4.23	A 1.00	BAV 1.35			222,650

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	192,100	170,000
DETACHED	0	0
OTHER	0	0
TOTAL	**414,800**	**367,100**



DETACHED

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

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	8/16/2007	TL
LIST	8/16/2007	TL
REVIEW	8/16/2007	TL

YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,250	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	VINYL	1.00
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	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	764	1945	219.83	167,954
B	USF	L	UPPER STORY FIN	486	1945	117.27	56,992
C	WDK	N	WOOD DECK	276		27.60	7,618
	CPC	O	CAPE CELLAR	1		4,024.30	4,024
	F21	O	FPL 2S 1OP	1		9,388.20	9,388
	FIX	O	XTRA FIXTURES	3		2,269.70	6,809

TOTAL RCN	252,785

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$192,100