**Key: 5479**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,622

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MORGAN CAMILLE G<br>4 THORNE RD<br>BUZZARDS BAY, MA 02532-5415 | 26.2-62-0 | 4 THORNE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MORGAN CAMILLE G | 07/13/2000 | J | 45,700 | 13126-240 |
| MORGAN GISELA M ESTATE OF | 07/13/2000 | X | | 13126-235 |
| MORGAN GISELA M | | XX | | 01230-00503 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 14563 | 07/16/2014 | 3 | ALT/RENO | 7,000 | | | 100 | 100 |

## LAND

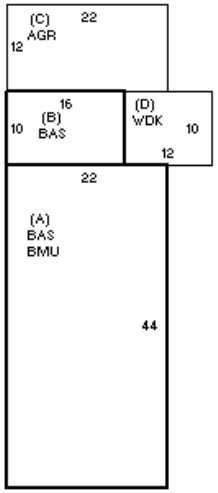
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 14,370 | 7 1.00 | 100 1.00 | 100 1.00 | 318,195 | 2.27 | A 1.00 | BAV 1.35 | | | 237,840 |

| TOTAL | 14,375 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | GRAY GAB |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 237,800 | 210,500 |
| BUILDING | 202,500 | 179,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **440,300** | **389,700** |




## 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 | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 6/11/2008 | TL |
| LIST | 6/11/2008 | EST |
| REVIEW | 5/22/2018 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1952 | SIZE ADJ | 1.015 |
| NET AREA | 1,128 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $230 | OVERALL | 0.930 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 1 | 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 | 5 | ASBESTOS | 0.96 |
| 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 | 968 | | 34.42 | 33,320 |
| + | BAS | L | BASE AREA | 1,128 | 1952 | 181.21 | 204,401 |
| C | AGR | N | ATT GARAGE | 264 | | 65.88 | 17,393 |
| D | WDK | N | WOOD DECK | 120 | | 37.30 | 4,476 |

| TOTAL RCN | 259,590 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $202,500 |