Key: 5531

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,673

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCINTYRE KIM O ETUX TIMOTHY A MCINTYRE 55 THORNE RD BOURNE, MA 02532	26.2-121-0	55 THORNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCINTYRE KIM O ETUX	04/15/2016	QS	409,000	29583-341
CONLON SCOTT P ETUX	05/29/2007	QS	387,500	22063-1
SAWITSKY JANICE A &	03/28/2003	QS	310,000	16651-83

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-20-40	06/11/2020	6	FENCE	3,640			100	100
16411	05/19/2016	3	ALT/RENO	34,000	09/14/2016	TL	100	100
14528	07/02/2014	9	DECK	10,000	09/14/2016	TL	100	100
11294	06/07/2011	2	ADDITIONS	120,496	03/24/2014	TL	100	100

LAND

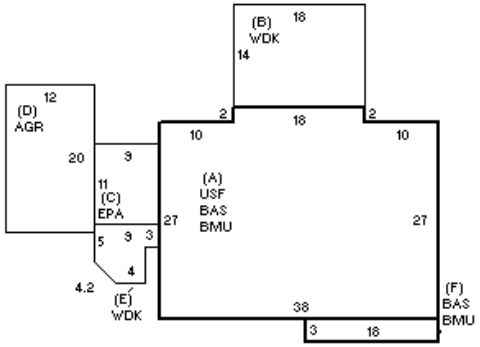
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	7 1.00	100 1.00	100 1.00	318,195	2.26	A 1.00	BAV 1.35			237,890

TOTAL 14,418 SF ZONING 1 FRNT 0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	237,900	210,500
BUILDING	382,500	342,400
DETACHED	0	0
OTHER	0	0
TOTAL	**620,400**	**552,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/19/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/14/2016	TL
LIST	9/14/2016	TL
REVIEW		

YEAR BLT	1950	SIZE ADJ	1.005
NET AREA	2,178	DETAIL ADJ	1.000
$NLA(RCN)	$204	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,116		40.02	44,661
+	BAS	L	BASE AREA	1,116	1950	210.67	235,113
A	USF	L	UPPER STORY FIN	1,062	2011	114.10	121,175
+	WDK	N	WOOD DECK	310		23.44	7,267
C	EPA	N	ENCLOSED PORCH	99		89.37	8,848
D	AGR	N	ATT GARAGE	240		76.60	18,384
	F21	O	FPL 2S 1OP			0.00	
	FIX	O	XTRA FIXTURES	4		2,337.05	9,348

TOTAL RCN 444,796

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

EFF.YR/AGE 2005 / 17

COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86

RCNLD $382,500