

Key: 5583

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.724

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRANKE LLOYD A ETUX C/O FRANKE LLOYD A & PATRICIA 40 MASHNEE RD BOURNE, MA 02532				26.3-32-5				40 MASHNEE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANKE LLOYD A & PATRICIA				02/03/2023	F	1	35625-185				
FRANKE LLOYD A ETUX				05/24/2010	QS	475,000	24570-282				
STEVENS G BICKLEY II ETUX				04/25/2003	QS	640,000	16808-260				

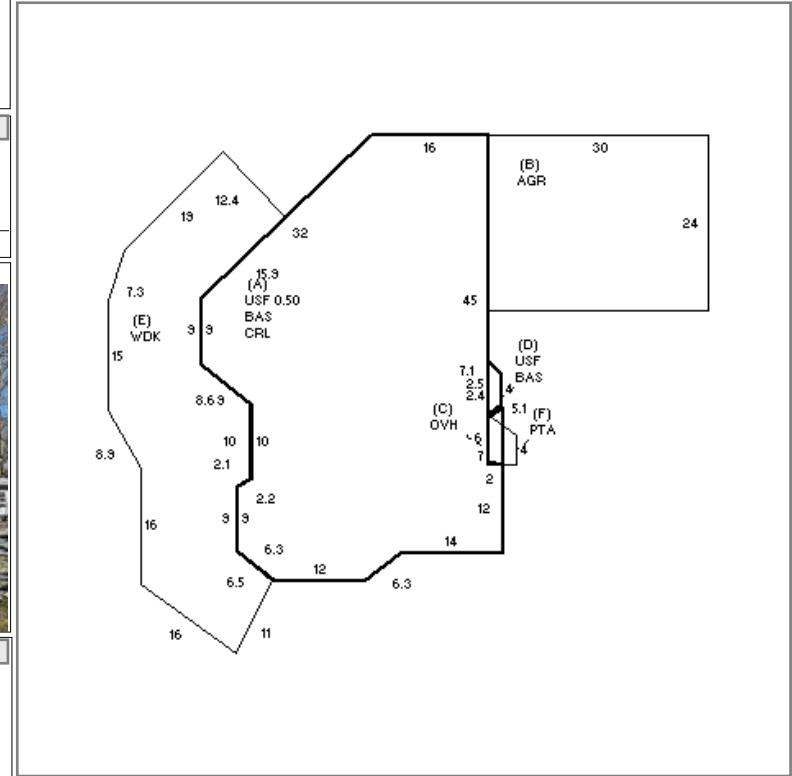
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-144	03/13/2023	14	SOLAR	28,750			100 100
EXB-22-139	03/15/2022	3	ALT/RENO	20,350			100 100
		3	ALT/RENO		10/13/2020	TL	100 100
171028	12/15/2017	15	INSULATE/WEA	4,821			100 100
15897	10/08/2015	4	DETACH.STRUC				100 100

TOTAL	20,996 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE deeded row to beach	LAND	251,900	222,900			
Inf1	AVG		BUILDING	572,700	513,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				824,600	736,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/20/2022	RP
MODEL	1		RESIDENTIAL	LIST	4/20/2022	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/20/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715.881		
NET AREA	2,915	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	CRL	N	BSMT CRAWL	1,921		21.12	40,563	CONDITION ELEM	CD		
\$NLA(RCN)	\$246	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	971	1988	137.36	133,378	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.02	B	AGR	N	ATT GARAGE	720	74.18	53,410	INTERIOR	A		
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OVH	L	OVERHANG	13	1988	231.05	3,004	KITCHEN	A			
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,931	1988	226.00	436,406	BATHS	G			
BEDROOMS	3	1.00	INT. FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	911		27.26	24,830	HEAT	A			
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	F	PTA	N	PATIO	22		21.52	473	ELECT	A			
FIXTURES	10	1.00	FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		10,231.00	10,231						
GARAGE CAPACITY	2	1.00	USE	0		1.00	FIX	O	XTRA FIXTURES	5		2,717.36	13,587						
% BSMT FINISH	0	1.00																	
# OF HALF BATHS	1	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	1999 / 23		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$572,700		