Key: 5590

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,731

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUSHUE EDWARD S & MARION H GUSHUE PO BOX 3123 BOURNE, MA 02532-3123	26.3-33-5	48 MASHNEE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUSHUE EDWARD S &	12/19/1994	D	164,000	9488-212

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

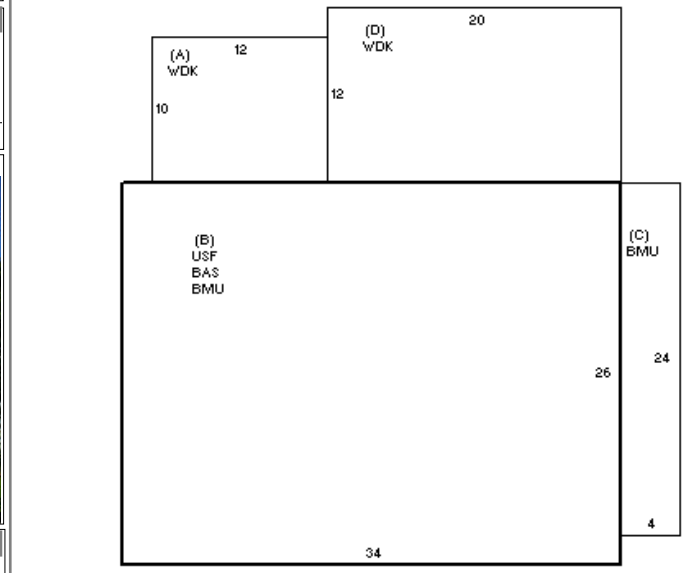
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
930577	11/05/1993	1	NEW CONSTRUC	90,000	12/02/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,540	7 1.00	100 1.00	100 1.00	318,195	2.98	A 1.00	BAV 1.35			229,720

TOTAL	10,542 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE	deeded row to bch		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	229,700	203,300
BUILDING	292,200	261,800
DETACHED	0	0
OTHER	0	0
TOTAL	**521,900**	**465,100**



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	5	1.00	COLONIAL [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	6/11/2008	TL

YEAR BLT	1993	SIZE ADJ	1.010
NET AREA	1,768	DETAIL ADJ	1.000
$NLA(RCN)	$209	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
+	WDK	N	WOOD DECK	360		22.87	8,233
+	BMU	N	BSMT UNFINISHED	980		39.04	38,259
B	BAS	L	BASE AREA	884	1993	212.30	187,677
B	USF	L	UPPER STORY FIN	884	1993	115.25	101,882
	BMG	O	BSMT GARAGE	2		7,631.25	15,263
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	4		2,279.85	9,119

TOTAL RCN	369,864

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$292,200