

Key: 5655

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.796

LEGAL

LAND

DETACHED

BUILDING

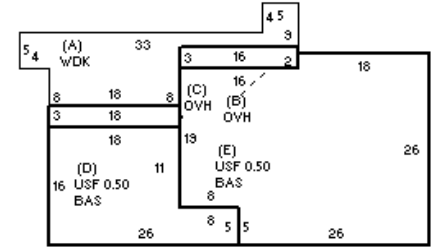
CURRENT OWNER				PARCEL ID				LOCATION			
BOLINDER THOMAS A & C/O BOLINDER THOMAS A & 241 SHORE RD BOURNE, MA 02532				26.4-11-0				241 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOLINDER THOMAS A & BOLINDER THOMAS A & MENARD RICHARD A TRS OF				10/30/2023	F	1	36061-120				
				06/28/2019	QS	550,000	32123-342				
				07/14/2015	F	1	29009-144				

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	%
16421		13	OTHER		05/03/2018	BC	100	100
02745	05/23/2016	6	FENCE	500	05/03/2018	BC	100	100
02712	11/06/2002	1	NEW CONSTRUC	150,000	07/02/2003	TL	100	100
	10/22/2002	5	DEMOLITIONS		12/10/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	15,516	6	1.00	100	1.00	100	1.00	659,960	2.12	A	1.00	BSP	2.80	498,320
303	A	2,000	6	1.00	100	1.00	100	1.00	38,304	1.00	ML	0.60	BSP	2.80	76,610

TOTAL	2.356 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N	PARCEL ID MAP 26.4 LOT 15-0 (KEY#5658) HAS BEEN MERGED WITH THIS PARCEL FOR FY22 FOR TAX PURPOSES PER OWNER REQUEST. SEE ATTACHED DOCUMENT. PARCEL IS UNBUILDABLE			LAND	574,900	514,600
Infl1	AVG		O				BUILDING	314,800	278,600
N_Index	AVG		T				DETACHED	5,600	5,200
			E				OTHER	0	0
							TOTAL	895,300	798,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	10 0.90		180	18.30	3,000
SHF	A	1.00	20 0.80		200	15.95	2,600



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/3/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/3/2018	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2002	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	370,344
NET AREA	1,812	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	WDK	N	WOOD DECK	354		24.69	8,740		
\$NLA(RCN)	\$204	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	OVH	L	OVERHANG	102	2002	209.34	21,353		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,140	2002	221.90	252,968		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	570	2002	127.19	72,500		
				FLOOR COVER	6	TILE	1.02		FIX	O	XTRA FIXTURES	3		2,461.77	7,385		
				INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		7,398.00	7,398		
				HEATING/COOLING	11	HT WATER CL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF. YR/AGE	2004 / 18	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$314,800	