Key: 6304

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,460

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAHANNA ALBERT J & GAIL J MAHANNA 1 FLORENCE ST BOURNE, MA 02532	30.2-197-0	1 FLORENCE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAHANNA ALBERT J &	05/27/2021	F	1	34155-51
MAHANNA GAIL J	09/24/2013	F	1	27711-331
JACKSON MADELENE B	10/17/1975	F		2250-201/2

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	%
16367	05/10/2016	14	SOLAR	16,061			100	100
15405	06/05/2015	15	INSULATE/WEA	1,800			100	100
12689	09/27/2012	15	INSULATE/WEA	4,715			100	100

LAND

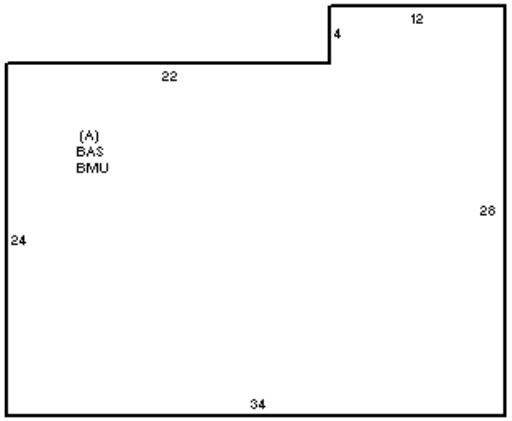
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,200	9 1.00	100 1.00	100 1.00	235,700	2.62	A 1.00	R04 1.00			172,770

TOTAL	12,197 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	172,800	152,900
BUILDING	155,700	137,800
DETACHED	0	0
OTHER	0	0
TOTAL	**328,500**	**290,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/06/2008

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	8/6/2008	JH
LIST	8/6/2008	JH
REVIEW	8/16/2008	KEO

YEAR BLT	1953	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$237	OVERALL	0.990

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	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		36.82	31,815
A	BAS	L	BASE AREA	864	1953	200.25	173,014

TOTAL RCN	204,829

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$155,700