

Key: 7207

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.359

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LANE BRIAN AND APRILL 428 MAIN STREET MANSFIELD, MA 02048				34.2-5-0				542 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LANE BRIAN AND APRILL DUVAL CLIFFORD ORVIS &				09/03/2019	QS XX	555,000	32267-138 01294-0242				

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	%
970498	10/06/1997	6	FENCE	1,500	04/30/1998	JS	100	100
920516	10/05/1992	4	DETACH STRUC	600	04/20/1993	JS	100	100
890121	03/13/1989	2	ADDITIONS	10,000	01/30/1990	HLD	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	27,225 9	1.00	100	1.00	100	1.00	294,625	1.33	A	1.00	BA+ 1.25	245,420

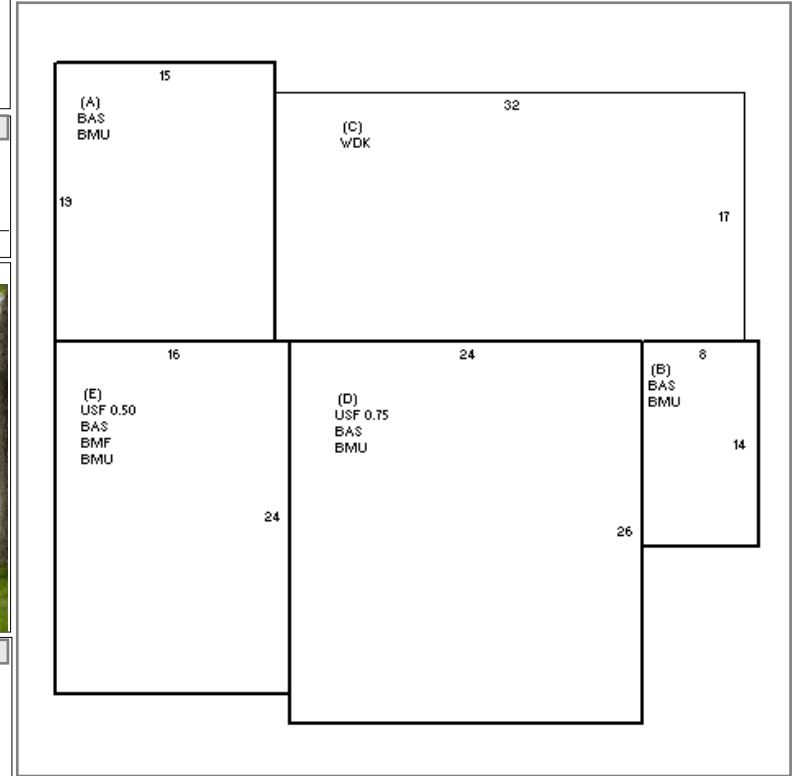
TOTAL	27,225 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	245,400	217,200			
Infl1	AVG		BUILDING	491,600	435,000			
N_Index	AVG		DETACHED	2,800	2,600			
			OTHER	0	0			
			TOTAL	739,800	654,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12 X 12		144	16.42	2,100
SHF	A	1.00	50 0.50 8 X 10		80	16.90	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/3/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/3/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,088		
NET AREA	2,065	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,405		37.79	53,094	CONDITION ELEM	CD		
\$NLA(RCN)	\$248	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	285	1990	217.00	61,846	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,120	1965	217.01	243,046	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	544		25.27	13,745	KITCHEN	G		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	+	USF	L	UPPER STORY FIN	660	1965	128.62	84,889	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	E	BMF	N	BSMT FINISH	384		69.12	26,540	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1		8,431.60	8,432	ELECT	U		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,420.00	10,420				
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,518.95	10,076				
																		EFF.YR/AGE	2015 / 7
																		COND	4 4 %
																		FUNC	0
																		ECON	0
																		DEPR	4 % GD 96
																		RCNLD	\$491,600