Key: 7429

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,585

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS J ANDREW 69 THOM AVENUE BOURNE, MA 02532	35.1-19-0	69 THOM AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS J ANDREW	02/13/2018	F	1	31081-146
COLLINS JACOB A ETUX	06/01/2007	QS	247,000	22074-344
NASIF MICHAEL H &	03/02/1990	QS	122,000	7079-156

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

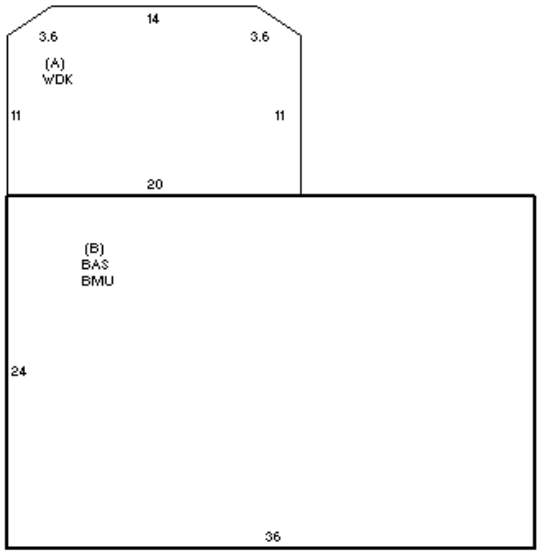
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,200	9 1.00	100 1.00	100 1.00	247,485	2.83	A 1.00	R05 1.05			179,760

TOTAL	11,195 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	179,800	159,100
BUILDING	168,100	148,800
DETACHED	0	0
OTHER	0	0
TOTAL	347,900	307,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2021

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	4/14/2021	RP
LIST	4/14/2021	EST
REVIEW	4/14/2021	RP

YEAR BLT	1982	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	254		26.15	6,643
B	BMU	N	BSMT UNFINISHED	864		36.82	31,815
B	BAS	L	BASE AREA	864	1982	200.25	173,014
	MST	O	MAS/METAL STACK	1		4,030.10	4,030

TOTAL RCN 215,502

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $168,100