

Key: 7433

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.589

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FERNANDES KEVIN 66 THOM AVE BOURNE, MA 02532				35.1-23-0				66 THOM AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERNANDES KEVIN				05/04/2007	QS	287,500	22002-28				
DROLETTE JOHN R & IRENE B				10/27/2004	F	100	19177-157				
DROLETTE JOHN R & IRENE B				10/27/2004	F	100	19177-139				

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	%
EXB-23-604	09/18/2023	14	SOLAR	48,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,000	9	1.00	100	1.00	100	1.00	247,485	2.66	A	1.00	R05	1.05			181,080

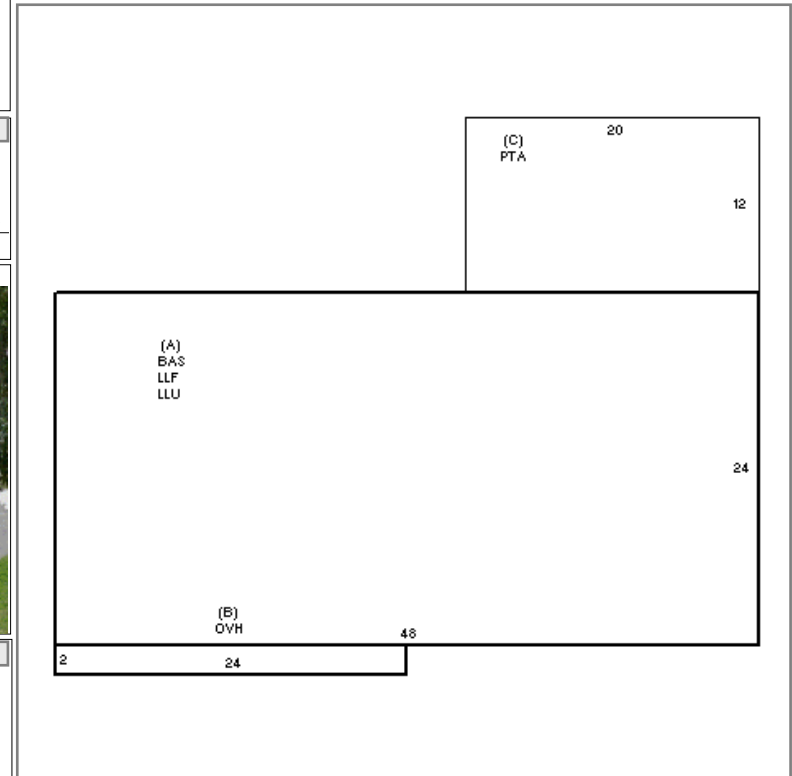
TOTAL	11,979 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	181,100	160,300			
Infl1	AVG		BUILDING	272,800	241,500			
N_Index	AVG		DETACHED	12,900	12,300			
			OTHER	0	0			
			TOTAL	466,800	414,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90		352	40.60	12,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/14/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,352	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,152		33.49	38,577	
\$NLA(RCN)	\$153	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,152	1969	56.99	65,653	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,152	1969	200.64	231,141
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OVH	L	OVERHANG	48	1969	189.29	9,086		
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	240		14.21	3,411		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	5		2,225.86	11,129		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	10	1.00	FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY	0	1.00	USE	0		1.00										
% BSMT FINISH	50	1.00														
# OF HALF BATHS	2	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	358,997
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	\$272,800