

Key: 7441

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.597

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CONNORS LINDA G 48 THOM AVE BOURNE, MA 02532				35.1-32-0				48 THOM AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNORS LINDA G				10/18/2010	F	24916-105					
CONNORS LINDA G				06/21/2010	F	24629-201/2					
CONNORS JOSEPH J &				10/30/1978	QS	34,900	2809-253				

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	%
17717	09/07/2017	15	INSULATE/WEA	3,740			100	100
900269	05/29/1990	9	DECK	800	11/18/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,400	9	1.00	100	1.00	100	1.00	247,485	2.58	A	1.00	R05	1.05			181,730

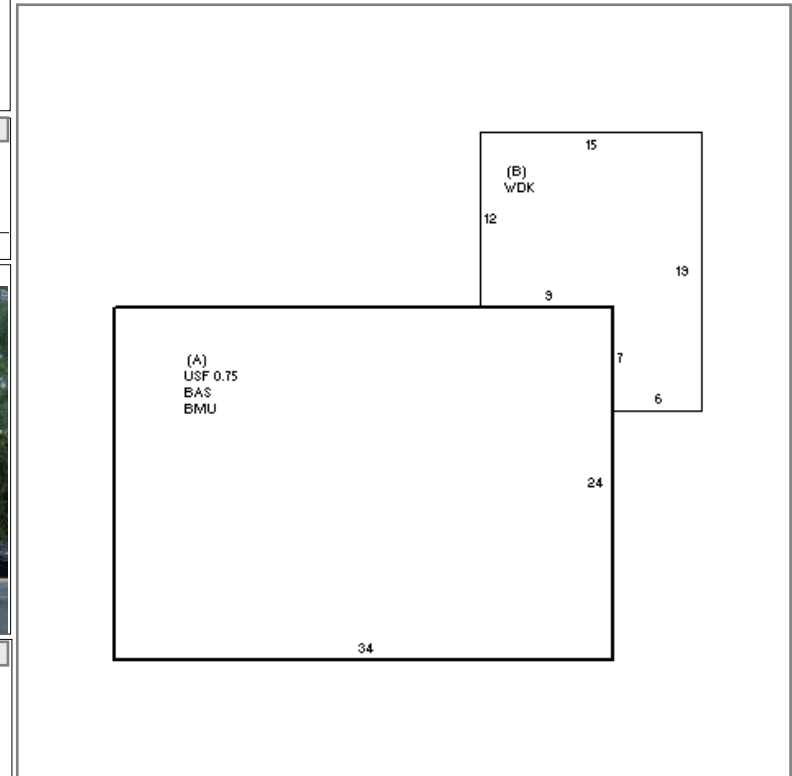
TOTAL	12,415 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	181,700	160,800			
Infl1	AVG		BUILDING	250,400	221,600			
N_Index	AVG		DETACHED	1,000	900			
			OTHER	0	0			
			TOTAL	433,100	383,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 12		120	16.42	1,000
SHF	A	1.00	10 0.90 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/22/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/14/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	301,674
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		40.34	32,919	CONDITION ELEM	CD
\$NLA(RCN)	\$211	OVERALL	1.090	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	816	1978	219.39	179,025	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1978	120.30	73,622	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	222		28.66	6,362	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	F21	O	FPL 2S 10P	1		9,745.80	9,746	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00								HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	A	
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY			UNITS	ADJ
STORIES		1.75	1.00	
ROOMS		6	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	

EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$250,400