

Key: 7447

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.603

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRINK CHARLES F C/O FRINK BRENDAN M & 28 THOM AVE BOURNE, MA 02532				35.1-42-0				28 THOM AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRINK BRENDAN M & FRINK CHARLES F				02/24/2023	QS	425,000	35652-134				
FRINK CHARLES F				02/03/2023	F	10	35626-17				
FRINK CHARLES F				10/13/2020	F	10	33355-318				

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-20-541	12/22/2020	15	INSULATE/WEA	2,306				100
H57	04/09/2020	3	ALT/RENO		04/20/2021			100
191202	12/20/2019	3	ALT/RENO	12,419	04/20/2021			100
09464	09/29/2009	4	DETACH.STRUC	16,000	09/08/2016	TL		100
910008	01/07/1991	10	WOODSTOVE	600	02/01/1992	HS		100

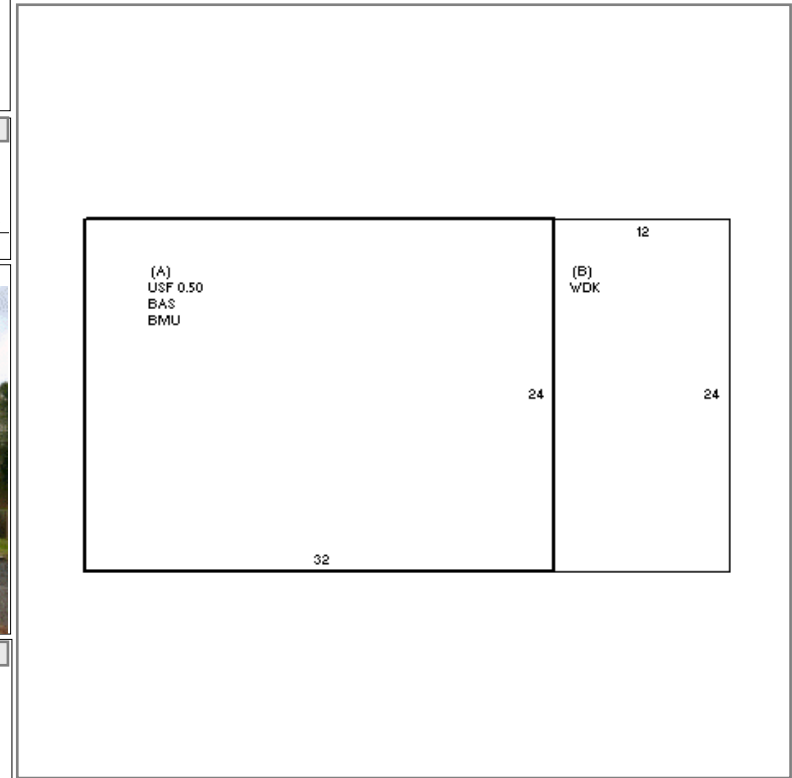
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,000	9	1.00	100	1.00	100	1.00	247,485	1.96	A	1.00	R05	1.05			189,320

TOTAL	16,988 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	189,300	167,600			
Infl1	AVG		BUILDING	228,700	202,400			
N_Index	AVG		DETACHED	26,400	21,000			
			OTHER	0	0			
TOTAL			444,400		391,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGM	A	1.00	10 0.90 30 X 48	2009	1,440	20.39	26,400



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2023	TL
MODEL	1		RESIDENTIAL	LIST	2/21/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/21/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	1.070

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	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	BMU	N	BSMT UNFINISHED	768		49.99	38,394
A	BAS	L	BASE AREA	768	1978	224.02	172,050
A	USF	L	UPPER STORY FIN	384	1978	119.50	45,889
B	WDK	N	WOOD DECK	288		28.13	8,101
	FIX	O	XTRA FIXTURES	2		2,312.75	4,626

TOTAL RCN	269,059
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$228,700