

Key: 8114

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.280

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FRANK ROBERT J JR & STEVEN K & JUSTIN A FRANK TR FRANK FAMILY C/O JUSTIN A FRANK 655 BURNCOAT STREET WORCESTER, MA 01606				38.3-137-0				52 CHICKADEE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANK ROBERT J JR & STEVE				12/27/2011	F	100	25953-26				
FRANK ROBERT & FRANK ROBERT & SHEILA				09/11/1992	A	100	08199-00161				
					XX		N/A-N/A				

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	%
950137	03/30/1995	12	CYCLICAL		03/06/2018	DB	100	100
		3	ALT/RENO	3,500	07/16/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,691	11	1.00	DCK 1.00	100	1.00					643,940

TOTAL	4,704 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Chapter 91 license #76-39 Expires 2095	LAND	643,900	569,900			
Infl1	DOCK		BUILDING	103,600	80,400			
N_Index	AVG		DETACHED	35,800	34,100			
			OTHER	0	0			
			TOTAL	783,300	684,400			

DETACHED

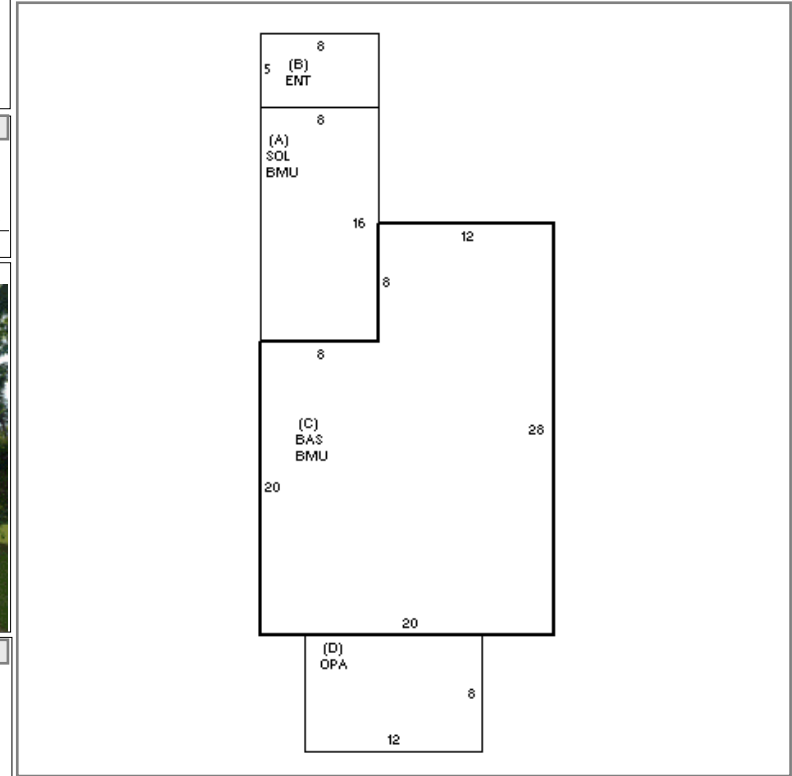
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	V	1.30	10 0.90		135	78.52	9,500
PPD	V	1.30	10 0.90		124	235.56	26,300



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/13/2023	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	9/13/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	496	DETAIL ADJ	1.000
\$NLA(RCN)	\$255	OVERALL	0.780

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	HARDWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	8	HEAT PUMP	1.04
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	624		35.90	22,404
A	SOL	N	SOLARIUM	128		80.11	10,254
B	ENT	N	ENCLOSED ENTRY	40		65.93	2,637
C	BAS	L	BASE AREA	496	1900	169.37	84,007
D	OPA	N	OPEN PORCH	96		56.05	5,381
	FIX	O	XTRA FIXTURES	1		1,661.40	1,661

TOTAL RCN	126,344
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$103,600
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