

Key: 8789

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.968

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
STORM G THACHER & MARK M C/O LUBNER DAVID C & 26 CROTON ST WELLESLEY, MA 02481				42.0-33-0				76 OLD NORTH RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				LUBNER DAVID C & STORM G THACHER & MARK M MAHONEY DANIEL O & ERIC F				08/04/2023 01/18/2011 09/09/1994	QS F F	2,850,000	35923-207 25188-322 1 9408-18	
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1,414,200	1.00	A	1.00	BSP	6.00	1,298,360
300	A	3,852	11	1.00	100	97,800	1.00	A	1.00	BSP	6.00	376,730

LAND

TOTAL	4.770 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	1,675,100	1,481,900
Infl1	AVG			BUILDING	361,900	320,300			
N_Index	AVG			DETACHED	4,000	3,200			
						OTHER	218,300	195,500	
						<b>TOTAL</b>	<b>2,259,300</b>	<b>2,000,900</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	G	1.20	10 0.90	19 X 25	475	9.38	4,000
SHF	A	1.00	10 0.90	8 X 10		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2022	TL
MODEL	1		RESIDENTIAL	LIST	9/23/2022	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	9/26/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

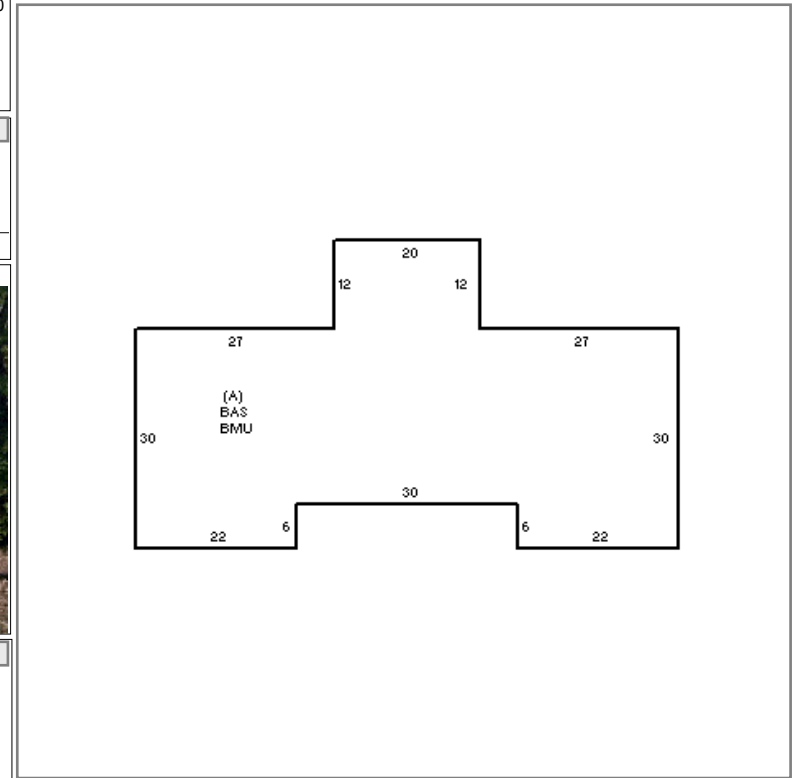
G

YEAR BLT	1967	SIZE ADJ	1.005
NET AREA	2,280	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	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	2,280		30.63	69,825
A	BAS	L	BASE AREA	2,280	1967	183.17	417,635
	OPA	N	OPEN PORCH	126		73.13	9,214
	F12	O	FPL 1S 2OP	1		8,974.10	8,974
	FIX	O	XTRA FIXTURES	5		2,269.74	11,349

TOTAL RCN	516,996
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1989 / 33
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$361,900



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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.969

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STORM G THACHER & MARK M C/O LUBNER DAVID C & 26 CROTON ST WELLESLEY, MA 02481				42.0-33-0				76 OLD NORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
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
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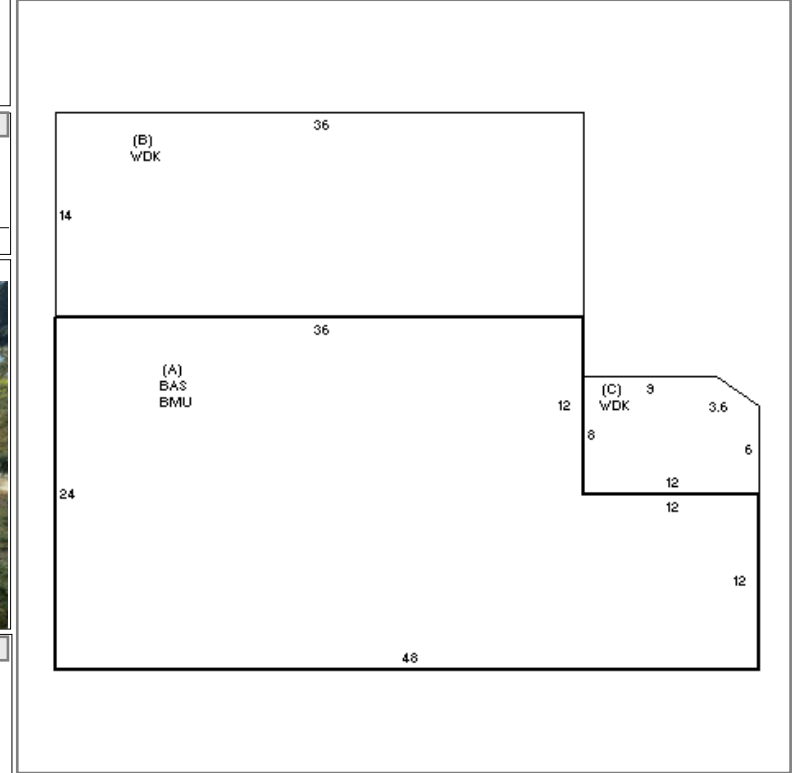
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	218,300	
Infl1					
N_Index					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/23/2022



BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2022	TL
MODEL	1		RESIDENTIAL	LIST	9/23/2022	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	9/26/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2001	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,890	
NET AREA	1,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,008		37.75	38,055	CONDITION ELEM	CD	
\$NLA(RCN)	\$258	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,008	2001	198.74	200,333	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	597		22.11	13,202	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		8,301.00	8,301	KITCHEN	A	
				FLOOR COVER	5	VINYL	1.00									BATHS	A	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	A	
				FUEL SOURCE	1	OIL	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		1	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 2003 / 19																		
COND		16	16 %															
FUNC		0																
ECON		0																
DEPR		16	% GD 84															
RCNLD		\$218,300																