Key: 3511

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,552

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORMIER PAUL J ETUX C/O CORMIER PAUL & LINDA TRS 32 HOPKINS ST LEOMINSTER, MA 01453	19.3-76-0	31 GARDENIER AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORMIER PAUL & LINDA TRS	11/21/2023	F	1	36098-339
CORMIER PAUL J ETUX	06/09/2014	F	1	28190-226
CORMIER PAUL J	02/16/1993	QS	90,000	10491-221

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	%
940443	09/28/1994	3	ALT/RENO	12,000	11/15/1996	PAM	100	100
940051	02/28/1994	2	ADDITIONS		11/15/1996	PAM	100	100
930224	05/20/1993	3	ALT/RENO	5,000	03/18/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	4 1.00	100 1.00	100 1.00	318,195	2.87	A 1.00	BGD 1.35			230,690

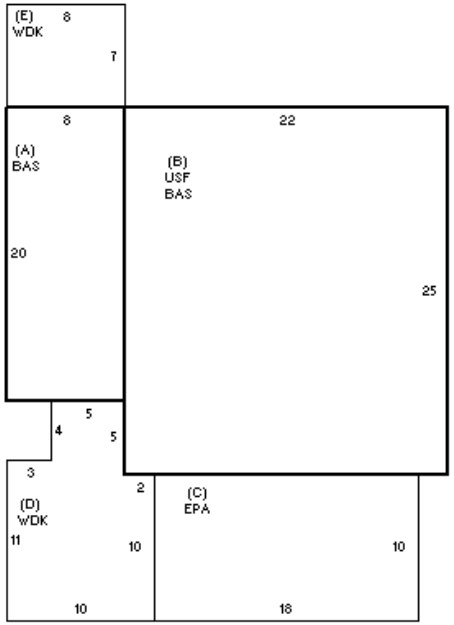
TOTAL	11,021 SF	ZONING	1	FRNT	110
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	230,700	204,200
BUILDING	204,300	180,800
DETACHED	31,100	29,600
OTHER	0	0
TOTAL	**466,100**	**414,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A 1.00	10 0.90	28 X 30		840	41.10	31,100

PHOTO 07/27/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/27/2022	SL
LIST	7/27/2022	EST
REVIEW	8/3/2022	TL

YEAR BLT	1926	SIZE ADJ	1.015
NET AREA	1,260	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	1	PIER	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	710	1926	217.74	154,597
B	USF	L	UPPER STORY FIN	550	1926	116.15	63,883
C	EPA	N	ENCLOSED PORCH	180		77.90	14,022
+	WDK	N	WOOD DECK	184		36.92	6,794
	F21	O	FPL 2S 1OP	1		9,298.80	9,299
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744

TOTAL RCN	255,338

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$204,300