

Key: 3880

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.944

LEG  
A  
L

CURRENT OWNER				PARCEL ID				LOCATION			
BUCKLEY JUSTIN & TAMMY TRS BACK YARD TRUST 7 RAINBOW CIR BOURNE, MA 02532				19.4-263-0				44 HARRISON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUCKLEY JUSTIN & TAMMY TR				04/15/2021	F	10	34014-299				
BUCKLEY JUSTIN & TAMMY				09/17/2018	U	200,000	31534-42				
VALDINA DAVID LEE & CHARL				08/30/1999	QS	118,000	12508-185				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-59	01/29/2021	15	INSULATE/WEA	7,027			100	100
15523	07/01/2015	15	INSULATE/WEA				100	100
930027	01/23/1993	7	SIGN	200	11/18/1993	JS	100	100
920220	05/11/1992	3	ALT/RENO	3,500	03/08/1993	JS	100	100

L  
A  
N  
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,725 4		1.00	1.00	235,700	3.54	A	1.00	R02	1.00	167,310

TOTAL	8,712 SF	ZONING	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	167,300	118,500		
Infl1	AVG		BUILDING	203,600	180,200		
N_Index	AVG		DETACHED	900	800		
			OTHER	0	0		
			TOTAL	371,800	299,500		

D  
E  
T  
A  
C  
H  
E  
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 P	0.40 11' x 14'		154	14.35	900

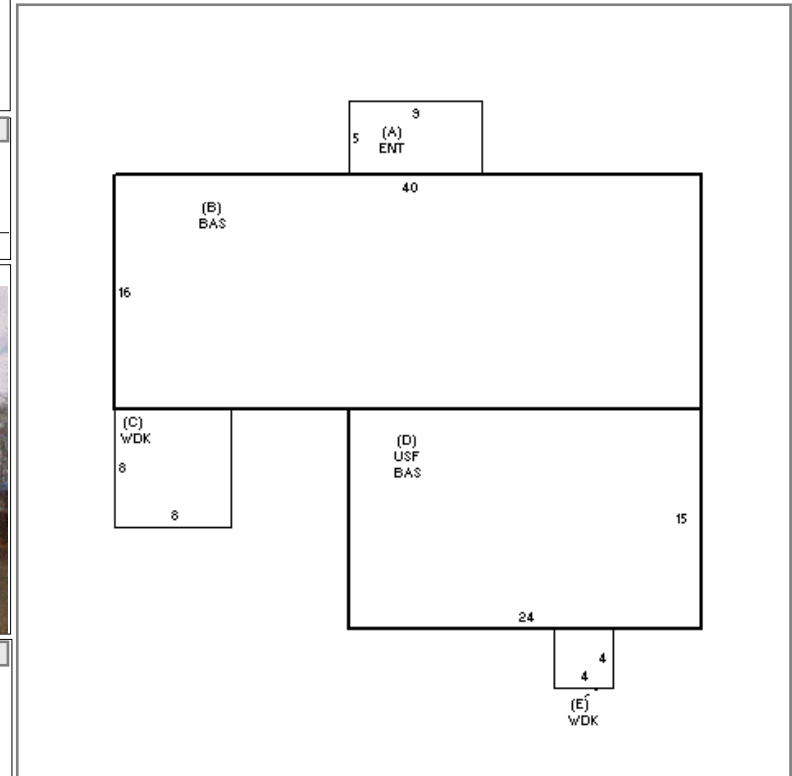


BLDG COMMENTS

B  
U  
I  
L  
D  
I  
N  
G

BUILDING	CD	ADJ	DESC	MEASURE	8/14/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/14/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/10/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,360	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	ENT	N	ENCLOSED ENTRY	45		89.23	4,016
\$NLA(RCN)	\$197	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,000	1930	209.33	209,331
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	80		46.45	3,716
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	360	1930	116.15	41,814
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	4		2,247.90	8,992
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,360	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	ENT	N	ENCLOSED ENTRY	45		89.23	4,016
\$NLA(RCN)	\$197	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,000	1930	209.33	209,331
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	80		46.45	3,716
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	360	1930	116.15	41,814
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	4		2,247.90	8,992
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	267,868	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			\$203,600