Key: 3890

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,954

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TELLIER ANDREW L 31 HARRISON AVENUE BOURNE, MA 02532	19.4-274-0	31 HARRISON AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TELLIER ANDREW L	12/19/2017	F	100	30972-104
TELLIER ANDREW L &	03/21/2003	QS	164,500	16612-79
MACDOUGALL RALPH J &	07/20/1989	O	75,000	6814-329

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,890	4 1.00	100 1.00	100 1.00	235,700	5.11	A 1.00	R02 1.00			162,870

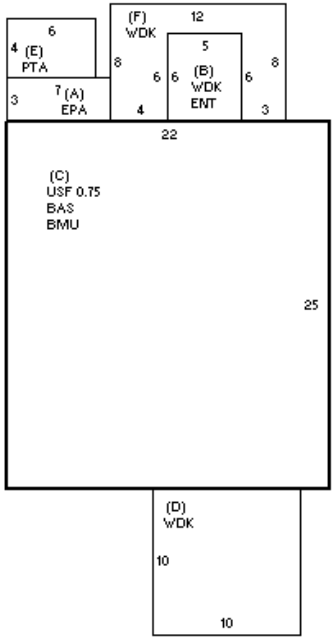
TOTAL	5,881 SF	ZONING	1	FRNT	172
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	162,900	115,300
BUILDING	174,100	154,100
DETACHED	0	0
OTHER	0	0
TOTAL	337,000	269,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/14/2021



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	9/14/2021	RP
LIST	9/14/2021	EST
REVIEW	9/14/2021	RP

YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	963	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	21		157.90	3,316
B	ENT	N	ENCLOSED ENTRY	30		86.22	2,587
C	BMU	N	BSMT UNFINISHED	550		46.95	25,823
C	BAS	L	BASE AREA	550	1930	221.48	121,815
C	USF	L	UPPER STORY FIN	413	1930	112.23	46,353
+	WDK	N	WOOD DECK	196		35.67	6,992
E	PTA	N	PATIO	24		17.21	413

TOTAL RCN	207,299

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$174,100