Key: 6567

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,730

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALLEN SANDRA J PO BOX 913 MONUMENT BEACH, MA 02553	30.4-258-0	3 ARMSTRONG AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALLEN SANDRA J	11/14/2014	QS	283,000	28507-317
ANDREWS JOEL J &		XX		02703-0319

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

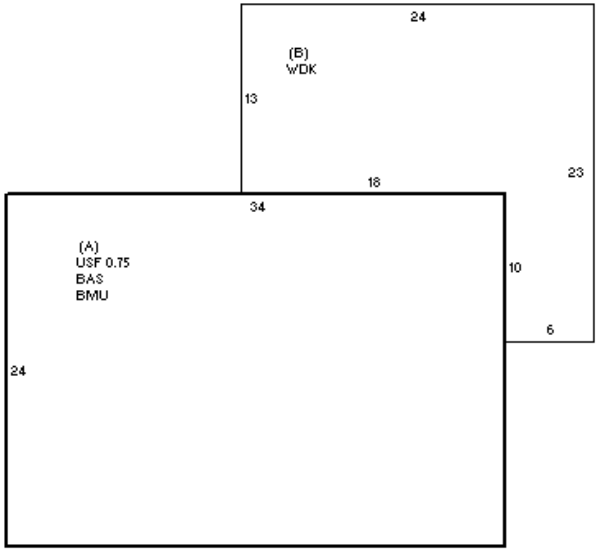
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-557	08/31/2023	3	ALT/RENO	63,708			0	0
16279	04/19/2016	14	SOLAR	17,684			100	100
12404	06/18/2012	4	DETACH.STRUC	1,000	08/08/2013	DB	100	100
		12	CYCLICAL		08/04/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	9 1.00	100 1.00	100 1.00	247,485	2.66	A 1.00	R05 1.05			181,080

TOTAL	11,979 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	181,100	160,300
BUILDING	313,100	277,000
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**495,700**	**438,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 10	2012	100	16.90	1,500

PHOTO 08/04/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/25/2015	DB
LIST	7/25/2015	EST
REVIEW		

YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	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	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	816		41.08	33,524
A	BAS	L	BASE AREA	816	1977	223.42	182,310
A	USF	L	UPPER STORY FIN	612	1977	122.50	74,973
B	WDK	N	WOOD DECK	372		24.07	8,952
	BMF	N	BSMT FINISH	300		65.83	19,749
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	336,631

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

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$313,100		