

Key: 6744

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.909

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LARKIN EDITH P 20 FLORENCE ST BOURNE, MA 02532				31.1-4-0				20 FLORENCE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LARKIN EDITH P				04/13/2016	F	1	29575-286				
ANDRADE EDITH P				03/22/2006	H	1	20840-240				
ANDRADE ANTONE A &					XX		01359-0690				

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	%
B-22-205 13414	07/01/2022 06/28/2013	9 3	DECK ALT/RENO	1,500 6,600	10/25/2013		0 100	0 100

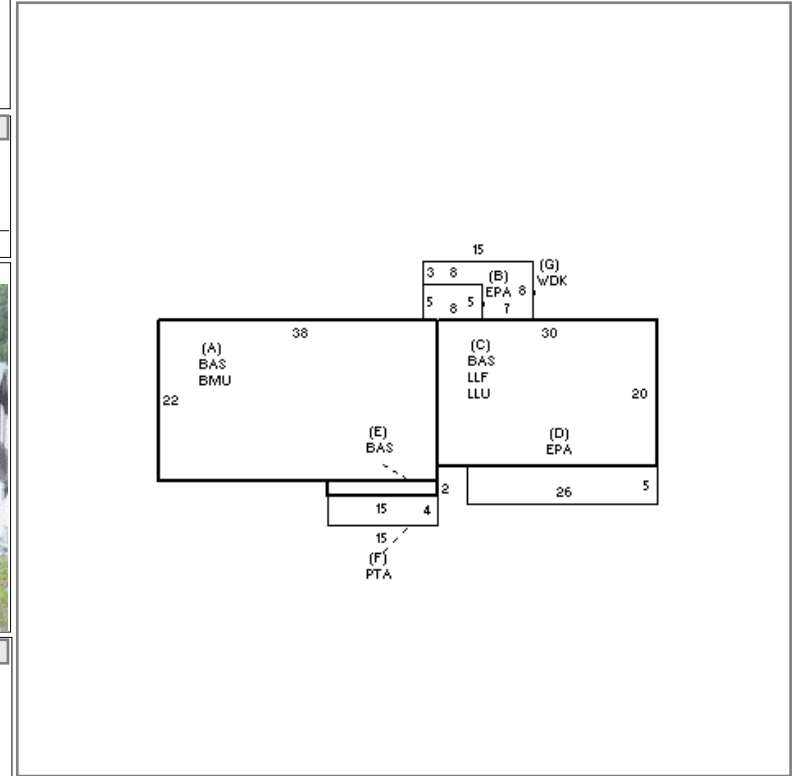
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,800	9	1.00	100	1.00	100	1.00				170,570

TOTAL	10,803 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	170,600	151,000			
Infl1	AVG		BUILDING	295,700	261,700			
N_Index	AVG		DETACHED	2,600	2,400			
			OTHER	0	0			
			TOTAL	468,900	415,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 15X15		225	15.23	2,600



BUILDING	CD	ADJ	DESC	MEASURE	2/9/2011	TL
MODEL	1		RESIDENTIAL	LIST	2/9/2011	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1959	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,066	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	836		35.55	29,718
\$NLA(RCN)	\$186	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	+	EPA	N	ENCLOSED PORCH	170		71.94	12,230
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	600		35.34	21,207
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLF	L	LOWER LEVEL FIN	600	1975	60.15	36,092
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	BAS	L	BASE AREA	600	1975	178.84	107,305
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	866	1959	178.84	154,875
				HEATING/COOLING	1	FORCED AIR	1.00	F	PTA	N	PATIO	60		14.57	874
				FUEL SOURCE	1	OIL	1.00	G	WDK	N	WOOD DECK	80		42.89	3,432
				USE	0		1.00	F12	O	FPL 1S 2OP	1		8,208.20	8,208	
								FIX	O	XTRA FIXTURES	3		2,076.10	6,228	
								MST	O	MAS/METAL STACK	1		3,890.60	3,891	

TOTAL RCN	384,060 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	\$295,700		