

Key: 7469

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.625

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|---------------|------------|--------------|--|
| URONIS RICHARD J ETUX WENDY S URONIS 28 HOWARD AVE BOURNE, MA 02532 | | 35.1-70-0 | 29 HOWARD AVE | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| URONIS RICHARD J ETUX | | 05/06/2016 | T | 192,000 | 29632-49 | |
| MALCOLM SUSAN C | | 04/28/2004 | QS | 266,200 | 18512-76 | |
| DALTON TIMOTHY D & | | 06/01/1994 | QS | 95,000 | 9218-47 | |

| 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 | % |
| 02435 | 07/02/2002 | 8 | POOL | | 02/26/2004 | TL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 16,612 | 9 | 1.00 | 100 | 1.00 | 100 | 1.00 | 247,485 | 2.00 | A | 1.00 | R05 | 1.05 | | | 188,680 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 16,596 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MO BCH | NOTE | LAND | 188,700 | 167,000 | | | |
| Infl1 | AVG | | BUILDING | 219,700 | 194,400 | | | |
| N_Index | AVG | | DETACHED | 1,000 | 900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 409,400 | 362,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|--------|-------|-----------|-------|
| APO | A | 1.00 | 10 0.90 | | | 0.00 | |
| PDK | A | 1.00 | 10 0.90 | 6 X 15 | 90 | 12.20 | 1,000 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/1/2014 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/1/2014 | REF |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 12/1/2014 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

(E) WDK 16

12

(A) BAS BMF BMU

24

40

| YEAR BLT | 1983 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 960 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$293 | OVERALL | 1.010 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 960 | | 37.57 | 36,063 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BMF | N | BSMT FINISH | 960 | | 35.76 | 34,326 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 960 | 1983 | 204.29 | 196,121 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | WDK | N | WOOD DECK | 192 | | 36.04 | 6,919 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | F11 | O | FPL 1S 10P | | 1 | | 8,260.10 | 8,260 |
| INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 281,690 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1997 / 25 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$219,700 |