

Key: 7470

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.626

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
CULLINAN BRADY F & MICHELLE CULLINAN 31 HOWARD AVE BOURNE, MA 02532								35.1-71-0				31 HOWARD AVE			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
CULLINAN BRADY F & CARLE EVELINE & CARLE EVELINE								10/19/2020	QS	332,000	33373-340				
								04/11/2016	F	100	29570-70				
								01/10/2007	QS	280,000	21686-180				

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-22-203 07228	04/07/2022 05/09/2007	14 3	SOLAR ALT/RENO	4,998 7,000	06/19/2007	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,912	9	1.00	100	1.00	100	1.00	247,485	1.97	A	1.00	R05	1.05			189,170

TOTAL	16,901 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	189,200	167,400			
Infl1	AVG		BUILDING	255,200	225,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	444,400	393,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

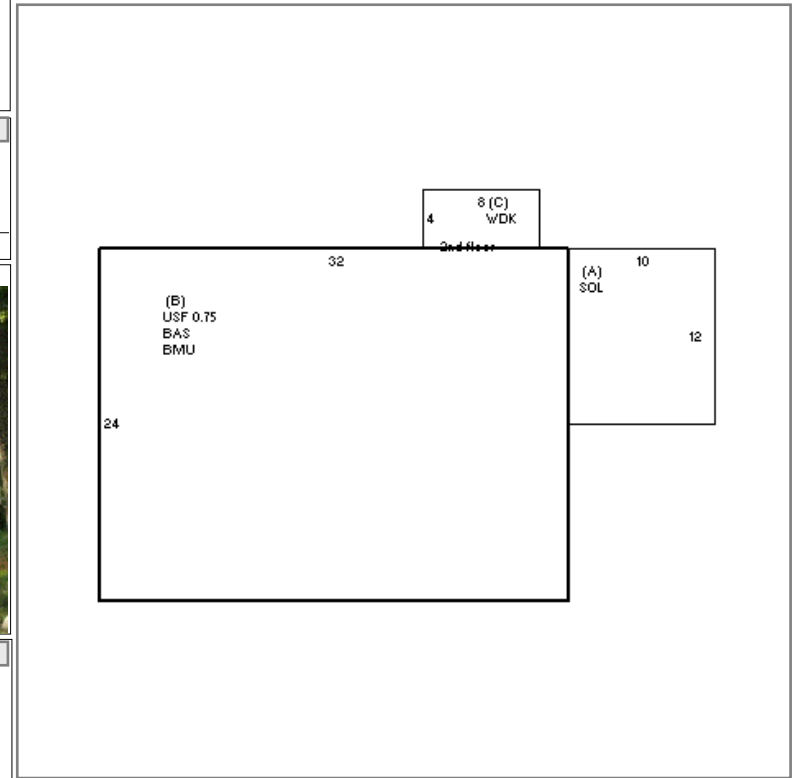


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2020	RP
MODEL	1		RESIDENTIAL	LIST	7/1/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/1/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	SOL	N	SOLARIUM	120		115.71	13,885
\$NLA(RCN)	\$240	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	768		51.86	39,829
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	768	1980	232.40	178,482
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	576	1980	123.97	71,406
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	32		71.40	2,285
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,924.70	9,925
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,399.40	7,198
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	323,009	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			A
HEAT			A
ELECT			A



EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$255,200