

Key: 7471

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.627

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CURRENT OWNER		PARCEL ID	LOCATION			
TESTA RITA M TRS RITA M TESTA REVOC TRUST 86 FORDWAY EXTENSION DERRY, NH 03038		35.1-72-0	33 HOWARD AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
TESTA RITA M TRS		11/10/2020	F	1	33454-349	
TESTA VINCENT G & RITA M		02/16/2018	A	300,000	31087-201	
TESTA ENRICO &		03/09/1981	QS	44,430	3251-163	

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 %

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,941	9	1.00	100	1.00	100	1.00	247,485	2.07	A	1.00	R05	1.05			187,570

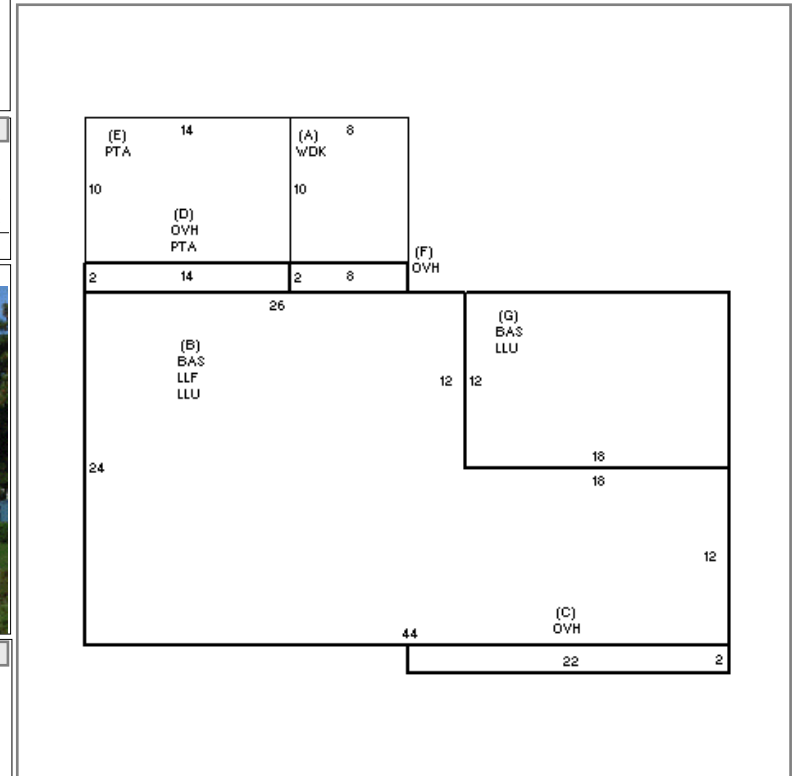
TOTAL	15,943 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	187,600	166,000
Infl1	AVG		LAND	261,800	234,700			
N_Index	AVG		DETACHED	1,000	900			
			OTHER	0	0			
						TOTAL	450,400	401,600

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 12		120	16.42	1,000



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	8/19/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/19/2008	JH
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/2/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,984	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$167	OVERALL	1.020	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6	1.00		FLOOR COVER	13	HARDWOOD-W/W	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	9	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	80		45.33	3,626
+	LLU	N	LOWER LEVEL UNF	1,056		33.01	34,855
B	LLF	L	LOWER LEVEL FIN	840	1981	56.17	47,185
+	BAS	L	BASE AREA	1,056	1981	197.76	208,838
+	OVH	L	OVERHANG	88	1981	186.57	16,418
+	PTA	N	PATIO	168		14.54	2,443
	FIX	O	XTRA FIXTURES	4		2,193.80	8,775
	KIT	O	EXTRA KITCHEN	1		5,174.70	5,175
	MST	O	MAS/METAL STACK	1		4,111.50	4,112

TOTAL RCN	331,427	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			\$261,800