

Key: 7474

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.630

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---------------------------------------|--|---------------------------------------|--|---------------|-----------|
| THURBER BLAINE A & KATHLEEN M THURBER | | 35.1-75-0 | | 39 HOWARD AVE | |
| 39 HOWARD AVE BOURNE, MA 02532 | | TRANSFER HISTORY | | DOS | T |
| | | THURBER BLAINE A & KATHLEEN M THURBER | | 12/14/2016 | F |
| | | THURBER BLAINE A & KATHLEEN M THURBER | | 02/28/2005 | F |
| | | THURBER BLAINE A & KATHLEEN M THURBER | | 10/28/1999 | QS |
| | | | | 129,900 | 12629-114 |

| 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 % |
| 09350 | 07/29/2009 | 4 | DETACH.STRUC | 1,350 | 09/11/2009 | TL | 100 100 |
| 07206 | 04/30/2007 | 2 | ADDITIONS | 38,000 | 09/23/2008 | TL | 100 100 |

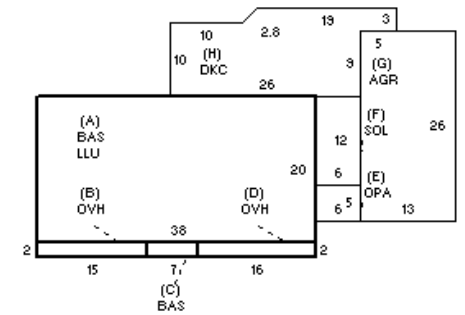
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|------|----------|------|------------|-----------|
| 100 | S | 17,854 9 | | 1.00 100 | 1.00 100 | 247,485 | 1.88 | A | 1.00 R05 | 1.05 | | 190,720 |

| TOTAL | 17,860 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | MO BCH | NOTE | | | | LAND | 190,700 | 168,800 |
| Infl1 | AVG | | BUILDING | 251,200 | 225,200 | | | |
| N_Index | AVG | | DETACHED | 2,100 | 2,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 444,000 | 396,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 10 | 0.90 12 X 12 | | 144 | 16.42 | 2,100 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/11/2009 | TL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/11/2009 | TL |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 9/11/2009 | TL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1981 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 326,216 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|------------|------------|
| NET AREA | 1,396 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | LLU | N | LOWER LEVEL UNF | 760 | | 40.19 | 30,541 | | |
| \$NLA(RCN) | \$234 | OVERALL | 1.040 | EXT COVER | 4 | VINYL | 1.00 | + | OVH | L | OVERHANG | 62 | 1981 | 200.72 | 12,445 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 774 | 1981 | 228.63 | 176,958 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | E | OPA | N | OPEN PORCH | 30 | | 90.30 | 2,709 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | F | SOL | N | SOLARIUM | 72 | | 121.44 | 8,744 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | G | AGR | N | ATT GARAGE | 338 | | 77.36 | 26,148 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | H | DKC | N | DECK-COMPOSITE | 305 | | 69.60 | 21,227 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | LLF | L | O | LOWER LEVEL FIN | 560 | 1981 | 68.39 | 38,300 | | |
| | | | | USE | 0 | | 1.00 | FIX | O | O | XTRA FIXTURES | 2 | | 2,360.30 | 4,721 | | |
| | | | | | | | | MST | O | O | MAS/METAL STACK | 1 | | 4,423.50 | 4,424 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1996 / 26 |
| | | | | | | | | | | | | | | | | COND | 23 23 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 23 % GD 77 |
| | | | | | | | | | | | | | | | | RCNLD | \$251,200 |