

Key: 7475

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.631

LEGAL

LAND

DETACHED

BUILDING

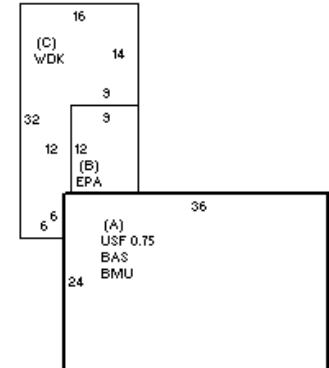
CURRENT OWNER				PARCEL ID				LOCATION			
GOULART JOSEPH S & LINDA GOULART 41 HOWARD AVE BOURNE, MA 02532				35.1-76-0				41 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOULART JOSEPH S &				03/17/1977	QS	6,500	2481-124				

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-20-170	08/07/2020	3	ALT/RENO	4,751			100	100
181038	11/30/2018	3	ALT/RENO	3,311			100	100
17851	10/17/2017	3	ALT/RENO	7,500	05/08/2018	TL	100	100
15201	04/08/2015	4	DETACH.STRUC		05/05/2015		100	100
14275	04/23/2014	15	INSULATE/WEA	2,927	08/11/2014		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,745 9	1.00	100	1.00	100	1.00	247,485	1.80	A	1.00	R05 1.05	192,190

TOTAL	18,731 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	192,200	170,100			
Infl1	AVG		BUILDING	273,600	242,100			
N_Index	AVG		DETACHED	3,400	3,200			
			OTHER	0	0			
			TOTAL	469,200	415,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
SHF	A	1.00	A 0.75 8 X 8			0.00	
SHF	E	1.90	10 0.90 10X12	2015	120	31.20	3,400



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/8/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1977	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,822
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.14	34,685	CONDITION ELEM	CD
\$NLA(RCN)	\$223	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1977	218.31	188,623	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1977	119.70	77,568	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	EPA	N	ENCLOSED PORCH	108		90.57	9,782	KITCHEN	G
				FLOOR COVER	35	WW-VINYL	1.00	C	WDK	N	WOOD DECK	344		23.52	8,089	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,697.80	9,698	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	4		2,344.38	9,378	ELECT	A
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										
				EFF.YR/AGE 2000 / 22													
				COND 19 19 %													
				FUNC 0													
				ECON 0													
				DEPR 19 % GD 81													
				RCNLD \$273,600													