Key: 7485

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,641

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUMLEY TALIA C 55 HOWARD AVENUE BOURNE, MA 02532	35.1-86-0	55 HOWARD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUMLEY TALIA C	10/27/2017	QS	260,000	30859-46
YARNALL MATTHEW A	12/27/2013	QS	215,000	27907-302
NORRIS STEPHEN J	04/02/2009	H	190,000	23582-54

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

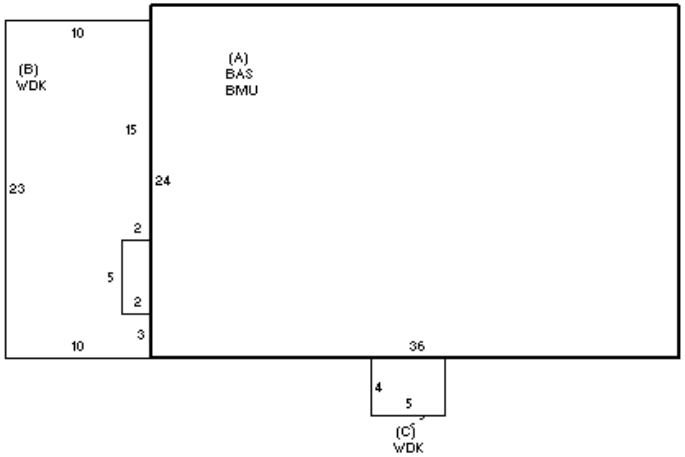
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		08/21/2018	DB	100	100
14733	09/03/2014	15	INSULATE/WEA	2,164	10/15/2014		100	100
09147	04/23/2009	9	DECK	500	04/26/2010	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,652	9 1.00	100 1.00	100 1.00	247,485	2.37	A 1.00	R05 1.05			183,800

TOTAL	13,634 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	183,800	162,700
BUILDING	181,600	160,700
DETACHED	0	0
OTHER	0	0
TOTAL	365,400	323,400



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/27/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/23/2010	TL
LIST	4/23/2010	TL
REVIEW	8/21/2018	DB

YEAR BLT	1984	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$244	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		36.82	31,815
A	BAS	L	BASE AREA	864	1984	200.25	173,014
+	WDK	N	WOOD DECK	240		26.15	6,277

TOTAL RCN	211,106

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$181,600