

Key: 7486

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.642

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
COPPENRATH MICHAEL P & CAITLIN A COPPENRATH 57 HOWARD AVE BOURNE, MA 02532		35.1-87-0		57 HOWARD AVE								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
COPPENRATH MICHAEL P & OBRIEN CAITLIN A & BEACH WAYNE L &		12/07/2021 05/15/2009 05/15/1996	F N QS	1 195,000 108,000	34726-83 23708-29 10202-311							
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,179 9	1.00	100	1.00	247,485	1.94	A	1.00	R05	1.05	189,610

TOTAL	17,163 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	189,600	167,800			
Infl1	AVG		BUILDING	256,900	227,400			
N_Index	AVG		DETACHED	36,900	35,100			
			OTHER	0	0			
			TOTAL	483,400	430,300			

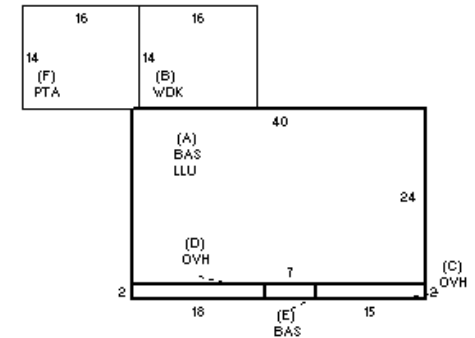
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	V	1.30 10 0.90	24 X 32		768	53.43	36,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/26/2017	TL
MODEL	1		RESIDENTIAL	LIST	6/26/2017	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	5/17/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
SR-22-10	03/27/2022	4	DETACH.STRUC	8,000			100	100
18008	01/03/2018	10	WOODSTOVE	4,000	05/08/2018	TL	100	100
16658	08/03/2016	4	DETACH.STRUC	40,000	06/26/2017	TL	100	100
15193	04/07/2015	15	INSULATE/WEA	3,700	05/05/2015		100	100
890208	04/24/1989	9	DECK	1,400	01/30/1990	HLD	100	100



YEAR BLT	1977	SIZE ADJ	1.010
NET AREA	1,696	DETAIL ADJ	1.000
\$NLA(RCN)	\$187	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	80	1.00	
# OF HALF BATHS	1	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	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	960		34.62	33,239
B	WDK	N	WOOD DECK	224		27.99	6,269
+	OVH	L	OVERHANG	66	1977	195.72	12,918
+	BAS	L	BASE AREA	974	1977	214.31	208,736
F	PTA	N	PATIO	224		14.70	3,292
	LLF	L	LOWER LEVEL FIN	656	1977	66.68	43,745
	FIX	O	XTRA FIXTURES	2		2,301.35	4,603
	MST	O	MAS/METAL STACK	1		4,313.10	4,313

TOTAL RCN	317,114
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$256,900