

Key: 7487

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.643

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CHEN XIAO ETUX BIN HUI CHEN 59 HOWARD AVE BOURNE, MA 02532-4219				35.1-88-0				59 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHEN XIAO ETUX				12/15/2014	QS	247,500	28572-96				
STATON TEDDY J II ETUX				08/01/2002	QS	218,900	15428-16				
JOSELYN KAREN E				11/25/1992	A	1	08324-00183				

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	%
14228	04/10/2014	15	INSULATE/WEA	2,190	08/11/2014		100	100
04485	07/01/2004	3	ALT/RENO	3,900	09/15/2006	DB	100	100

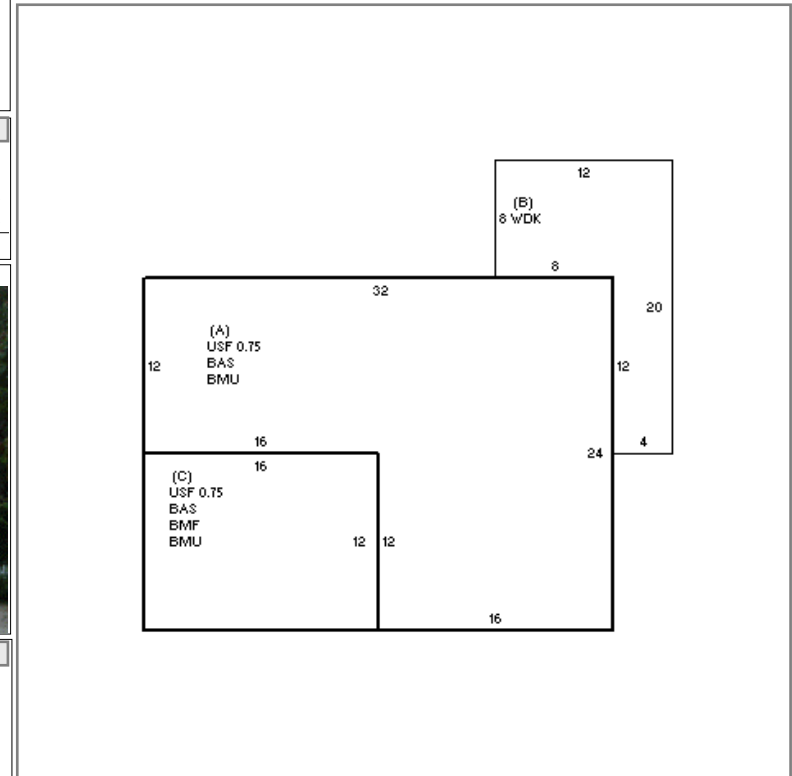
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,377	9	1.00	100	1.00	100	1.00	247,485	1.76	A	1.00	R05	1.05			193,230

TOTAL	19,384 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	193,200	171,000
Infl1	AVG		BUILDING	250,900	222,000			
N_Index	AVG		DETACHED	2,200	2,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>446,300</b>	<b>395,000</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12 X 12		144	16.42	1,800
PTD	A	1.00	30 0.70 8 X 12		96	5.41	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/19/2008	JH
STYLE	4	1.05	CAPE [100%]	REVIEW	9/2/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1978	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	325,890
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	768		51.86	39,829		
\$NLA(RCN)	\$242	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	768	1978	232.40	178,482		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	576	1978	123.97	71,406		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	144		44.52	6,411		
				FLOOR COVER	1	HARDWOOD	1.02	C	BMF	N	BSMT FINISH	192		65.83	12,640		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,924.70	9,925		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,399.40	7,198		
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$250,900