Key: 7488

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,644

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NOVAK SANDRA M TRS SANDRA M NOVAK TRUST 60 HOWARD AVENUE BOURNE, MA 02532	35.1-89-0	60 HOWARD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NOVAK SANDRA M TRS	11/08/2017	F	10	30884-99
NOVAK SANDRA M	08/19/2004	N		18950-180
NOVAK RICHARD C &	06/06/2000	P	59,000	13054-134

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	%
16970	11/03/2016	3	ALT/RENO				100	100
03576	08/26/2003	2	ADDITIONS	10,000	07/15/2004	JS	100	100
01590	09/24/2001	4	DETACH.STRUC	1,200	10/31/2003	TL	100	100
200431	07/18/2000	1	NEW CONSTRUC	65,000	12/12/2000	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	26,119	9 1.00	100 1.00	100 1.00	247,485	1.38	A 1.00	R05 1.05			204,340

TOTAL	26,136 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

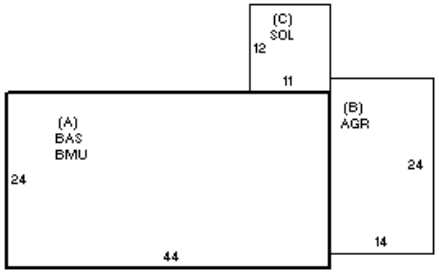
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	204,300	180,800
BUILDING	239,800	214,700
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**446,200**	**397,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 12	2003	144	16.42	2,100

PHOTO 12/12/2000



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	7/15/2004	JS
LIST	12/12/2000	EST
REVIEW	7/21/2004	DB

YEAR BLT	2000	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$274	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		37.01	39,085
A	BAS	L	BASE AREA	1,056	2000	194.85	205,757
B	AGR	N	ATT GARAGE	336		70.84	23,804
C	SOL	N	SOLARIUM	132		104.25	13,760
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485

TOTAL RCN	288,890

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$239,800