

Key: 7495

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.651

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EVANS ROBERT W 56 HOWARD AVE BOURNE, MA 02532				35.1-96-0				56 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EVANS ROBERT W				02/23/2012	F	10	26100-53				
JOHNSON JOANNE L &				11/30/2006	QS	240,000	21568-45				
CORREIA JOHN J				01/27/1995	QS	88,900	9539-148				

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-22-543	08/24/2022	3	ALT/RENO	4,000	03/15/2023	SL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,144	9	1.00	100	1.00	100	1.00	247,485	2.16	A	1.00	R05	1.05			186,260

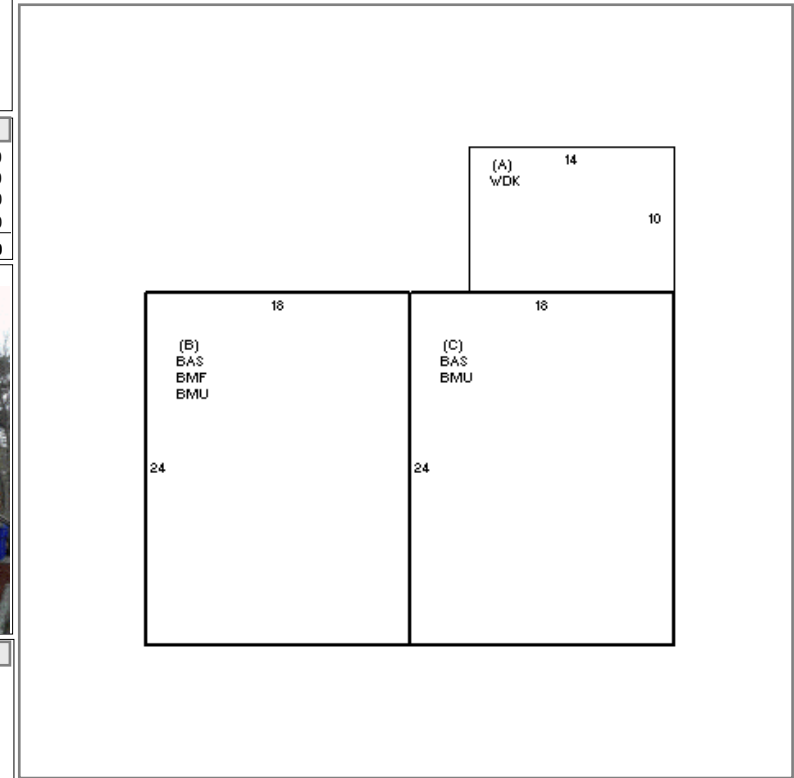
TOTAL	15,159 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND		186,300	164,800		
Infl1	AVG		BUILDING		185,300	164,000		
N_Index	AVG		DETACHED		0	0		
			OTHER		0	0		
		TOTAL		371,600	328,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90	50 0.50	6 X 6		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/15/2023	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	3/15/2023	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$275	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	50	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	140		39.90	5,586
EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	864		36.82	31,815
ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	432		44.24	19,114
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	864	1983	200.25	173,014
FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 1OP		1		8,096.60	8,097
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	237,625
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$185,300