

Key: 7497

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.653

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION				
JOLIN ARTHUR W III & COLLEEN A VARAO 52 HOWARD AVENUE BUZZARDS BAY, MA 02532-4218		35.1-98-0	52 HOWARD AVE				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		JOLIN ARTHUR W III & VIBERT CURTIS E &		04/19/2002 01/25/1978	QS QS	239,500 6,500	15064-224 2654-6

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	%
14972	11/17/2014	9	DECK	11,300	05/08/2018	TL	100	100
02175	04/01/2002	10	WOODSTOVE		02/26/2004	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	14,098	9	1.00	100	1.00	100	1.00	247,485	2.30	A	1.00	R05	1.05		184,540

TOTAL	14,113 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	184,500	163,300			
Infl1	AVG		BUILDING	296,100	262,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	480,600	425,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/8/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	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	14	OTHER	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	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	WDK	N	WOOD DECK	140		40.71	5,699
B	BMU	N	BSMT UNFINISHED	768		47.42	36,420
B	BMF	N	BSMT FINISH	768		45.14	34,665
B	BAS	L	BASE AREA	768	1978	212.50	163,202
B	USF	L	UPPER STORY FIN	768	1978	112.02	86,029
C	EPA	N	ENCLOSED PORCH	256		67.20	17,204
D	ENT	N	ENCLOSED ENTRY	30		87.09	2,613
F21	O		FPL 2S 10P	1		9,075.00	9,075
FIX	O		XTRA FIXTURES	3		2,193.97	6,582
MST	O		MAS/METAL STACK	1		4,111.50	4,112

TOTAL RCN	365,600
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$296,100

