Key: 7501

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,657

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HORNE RONALD A 44 HOWARD AVE BOURNE, MA 02532-4218	35.1-102-0	44 HOWARD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HORNE RONALD A	02/06/2009	S	200,000	23429-192
DEUTSCHE BANK	02/06/2009	L	328,050	23429-188
VAN TASSEL TODD E &	01/20/2006	QS	345,000	20671-212

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

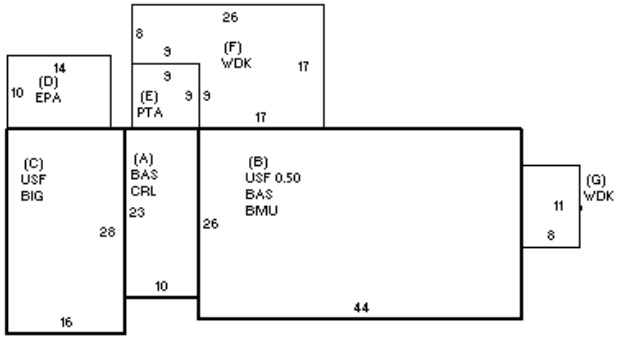
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12113	02/27/2012	3	ALT/RENO	600	04/02/2012		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,632	9 1.00	100 1.00	100 1.00	247,485	2.37	A 1.00	R05 1.05			183,770

TOTAL	13,634 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	183,800	162,600
BUILDING	426,500	377,400
DETACHED	0	0
OTHER	0	0
TOTAL	**610,300**	**540,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/19/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/19/2008	JH
LIST	8/19/2008	EST
REVIEW	4/2/2012	TL

YEAR BLT	1978	SIZE ADJ	1.005
NET AREA	2,394	DETAIL ADJ	1.000
$NLA(RCN)	$231	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	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	2	CLAPBOARD	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	230		38.68	8,896
+	BAS	L	BASE AREA	1,374	1978	212.25	291,636
B	BMU	N	BSMT UNFINISHED	1,144		41.17	47,102
+	USF	L	UPPER STORY FIN	1,020	1978	117.39	119,740
C	BIG	N	BUILT-IN GARAGE	448		88.53	39,660
D	EPA	N	ENCLOSED PORCH	140		92.89	13,005
E	PTA	N	PATIO	81		16.43	1,331
+	WDK	N	WOOD DECK	449		24.12	10,829
	F21	O	FPL 2S 1OP	1		9,946.40	9,946
	FIX	O	XTRA FIXTURES	3		2,404.63	7,214
	MST	O	MAS/METAL STACK	1		4,506.30	4,506

TOTAL RCN	553,867

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$426,500		