

Key: 7503

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.659

LEGALS

LAND

DETACHED

BUILDING

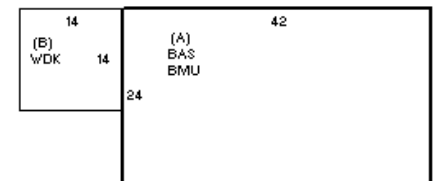
CURRENT OWNER				PARCEL ID				LOCATION					
FREEDMAN KENNETH & JODI FREEDMAN				35.1-104-0				40 HOWARD AVE					
96 WOODS HOLE RD				FALMOUTH, MA 02540				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				FREEDMAN KENNETH & HOWARD DANIEL W TRS				08/30/2021	QS	315,000	34423-294		
				HOWARD DANIEL W				08/07/2019	F	1	32207-315		
								08/22/1990	F	1	7267-319		

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,638	9	1.00	100	1.00	100	1.00	247,485	2.37	A	1.00	R05	1.05			183,780

TOTAL	13,634 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	183,800	162,700
Infl1	AVG		BUILDING	185,800	164,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	369,600	327,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/19/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/21/2008	RJM
STYLE	1	0.95	RANCH [100%]	REVIEW	9/2/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,008		35.90	36,189
\$NLA(RCN)	\$239	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,008	1976	189.00	190,512
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	196		34.43	6,749
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,894.10	7,894
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	241,345	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			\$185,800