

Key: 7509

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.665

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
URONIS RICHARD J & WENDY S URONIS 28 HOWARD AVE BOURNE, MA 02532				35.1-110-0				28 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
URONIS RICHARD J & LANOIE RONALD M TR OF THE LANOIE RONALD M &				07/01/2004	QS	300,000	18788-147				
				03/25/2002	F	1	14965-197				
				01/07/1983	QS	54,510	3648-202				

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	%
13392	06/20/2013	4	DETACH.STRUC	1,500			100	100
920127	03/24/1992	9	DECK	5,100	04/07/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	14,161	9	1.00	100	1.00	100	1.00	247,485	2.29	A	1.00	R05	1.05		184,640

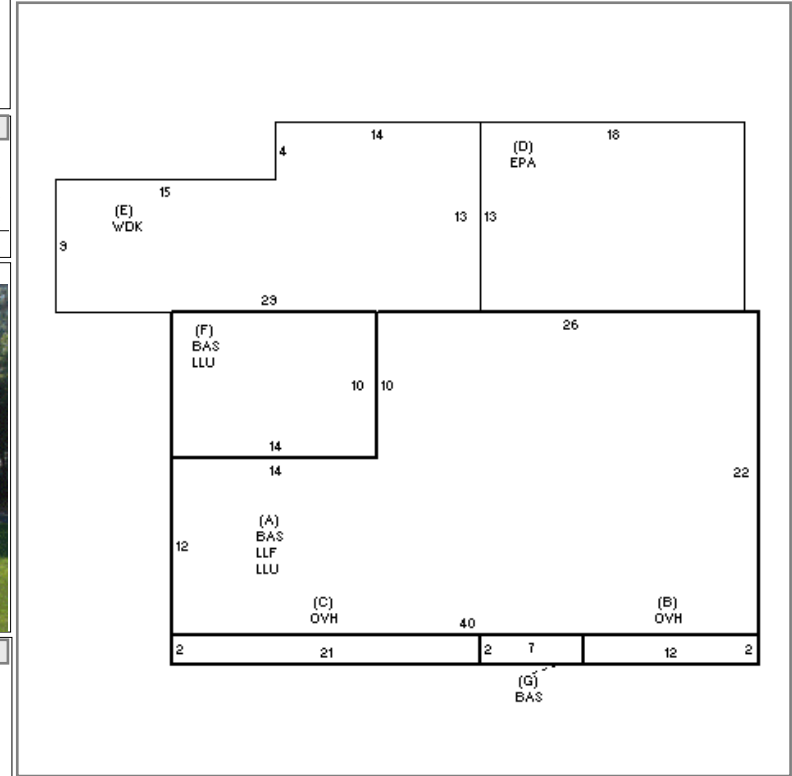
TOTAL	14,157 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	184,600	163,400			
Infl1	AVG		BUILDING	262,100	232,000			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	448,600	397,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 16		128	16.42	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/18/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/18/2008	JH
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	2/10/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,700	DETAIL ADJ	1.000
\$NLA(RCN)	\$193	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	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	+	LLU	N	LOWER LEVEL UNF	880		34.30	30,185
EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	740	1983	66.06	48,886
ROOF SHAPE	1	GABLE	1.00	+	OVH	L	OVERHANG	66	1983	193.89	12,797
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	EPA	N	ENCLOSED PORCH	234		69.84	16,343
FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	317		22.87	7,249
INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	894	1983	212.30	189,800
HEATING/COOLING	2	HOT WATER	1.02	F12	O	FPL 1S 2OP		1		9,014.50	9,015
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		4		2,279.85	9,119
USE	0		1.00	MST	O	MAS/METAL STACK		1		4,272.80	4,273

TOTAL RCN	327,666
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$262,100