

Key: 7515

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.671

LEGALS

CURRENT OWNER					PARCEL ID				LOCATION					
WILLIAMSON SIMON & THEO GIORDANO 16 HOWARD AVENUE BOURNE, MA 02532					35.1-116-0				16 HOWARD AVE					
					TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
					WILLIAMSON SIMON & GIORDANO ANTHONY J				11/25/2002	F	82,000		15970-162	
				12/01/1992				QS	83,000		08333-00052			

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	%
15066	02/13/2015	10	WOODSTOVE	1,850	11/03/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,573	9	1.00	100	1.00	247,485	2.38	A	1.00	R05	1.05	183,670

TOTAL	13,591 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	STEEP GRADE			LAND	183,700	162,600
Infl1	AVG		BUILDING	169,400	151,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	353,100	314,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/18/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/18/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/2/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1981	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$255	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	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	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
+	WDK	N	WOOD DECK	200		35.32	7,064
B	BMU	N	BSMT UNFINISHED	864		36.82	31,815
B	BAS	L	BASE AREA	864	1981	200.25	173,014
	F11	O	FPL 1S 1OP	1		8,096.60	8,097

TOTAL RCN	219,989	
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	\$169,400	

