

Key: 7516

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.672

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ABRUZZO MATTHEW R 14 HOWARD AVE BOURNE, MA 02532				35.1-117-0				14 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABRUZZO MATTHEW R				03/05/2021	QS	370,000	33861-54				
BERUBE PATRICK ETUX				10/03/2014	QS	249,000	28426-285				
CARROLL BRUCE M &				05/05/1998	F	1	11407-293				

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 %
EXB-20-256	09/11/2020	3	ALT/RENO	5,425			100 100
04424	06/07/2004	8	POOL		11/10/2004	TL	100 100
960494	10/17/1996	3	ALT/RENO	50,000	07/11/1997	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,477	9	1.00	100	1.00	100	1.00	247,485	2.40	A	1.00	R05	1.05			183,510

TOTAL	13,460 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	183,500	162,400
Infl1	AVG		BUILDING	215,900	191,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	399,400	353,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	
APO	A	1.00	10 0.90 16 FT ROUND			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/22/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/22/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	276,760
NET AREA	1,608	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	864		33.65	29,077		
\$NLA(RCN)	\$172	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1982	208.30	179,970		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	168		36.74	6,172		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		LLF	L	LOWER LEVEL FIN	744	1982	64.81	48,222		
				FLOOR COVER	35	WW-VINYL	1.00		F12	O	FPL 1S 2OP	1		8,844.40	8,844		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,236.85	4,474		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

(A)
BAS
LLU

24

(B)
WDK

14

12

36

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$215,900