

Key: 7517

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.673

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPRAGUE GWEN A 12 HOWARD AVE BOURNE, MA 02532				35.1-118-0				12 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPRAGUE GWEN A				08/29/2016	QS	240,000	29895-311				
KARIDOYANES SOPHIE				01/21/2004	F	1	18143-145				
KARIDOYANES SOPHIE TR OF				04/11/2001	F	1	13717-142				

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	13,381	9	1.00	100	1.00	100	1.00	247,485	2.41	A	1.00	R05	1.05			183,350

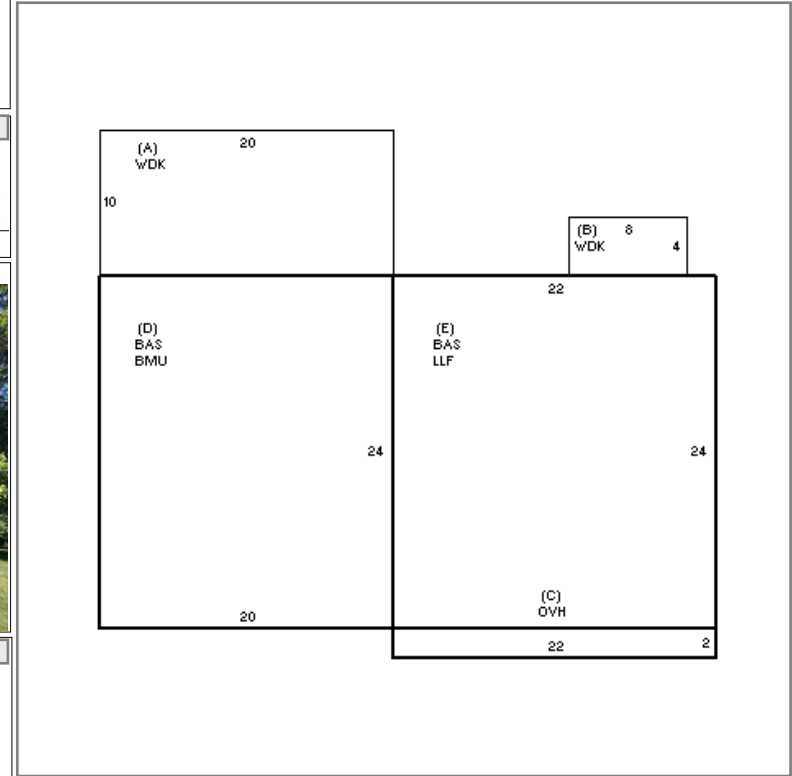
TOTAL	13,373 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	183,400	162,300			
Infl1	AVG		BUILDING	197,200	176,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	380,600	339,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2001	TL
MODEL	1		RESIDENTIAL	LIST	7/10/2001	TL
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	7/10/2001	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,580	DETAIL ADJ	1.000
\$NLA(RCN)	\$171	OVERALL	0.990

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	232		25.90	6,008
C	OVH	L	OVERHANG	44	1981	181.07	7,967
D	BMU	N	BSMT UNFINISHED	480		46.03	22,093
+	BAS	L	BASE AREA	1,008	1981	191.95	193,483
E	LLF	L	LOWER LEVEL FIN	528	1981	61.70	32,577
	F11	O	FPL 1S 1OP	1		8,017.20	8,017

TOTAL RCN	270,145
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1992 / 30
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$197,200