

Key: 9156

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.365

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
19 ANDREA ROAD LLC 18 IVY LN MILFORD, MA 01757				43.1-153-0				19 ANDREA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
19 ANDREA ROAD LLC				03/26/2008	F		1 (185544)				
INNIS RICHARD P & PETER C				03/26/2008	F		1 (185543)				
INNIS RICHARD P & PETER C				03/26/2008	N		1 (185542)				

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	%
04822	11/08/2004	4	DETACH.STRUC	2,000	09/12/2005	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	12,040	11	1.00	100	1.00	100	1.00	424,260	2.65	A	1.00	R09	1.80				310,530

TOTAL	12,023 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	310,500	251,900
Infl1	AVG		BUILDING	261,600	231,500			
N_Index	AVG		DETACHED	0	2,200			
			OTHER	0	0			
						TOTAL	572,100	485,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/19/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/19/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.010
NET AREA	1,972	DETAIL ADJ	1.000
\$NLA(RCN)	\$175	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	80	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,056		34.30	36,222
A	BAS	L	BASE AREA	1,056	1965	205.52	217,028
+	OPA	N	OPEN PORCH	168		69.97	11,755
+	OVH	L	OVERHANG	76	1965	193.89	14,736
	LLF	L	LOWER LEVEL FIN	840	1965	58.38	49,036
	F11	O	FPL 1S 1OP	1		8,584.10	8,584
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	344,200	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1995 / 27	
COND	24 24 %	
FUNC	0	
ECON	0	
DEPR	24 % GD 76	
RCNLD	\$261,600	

