Key: 9184

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,393

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIROONIAN BARKEV & DOROTHY M SIROONIAN TRS SIROONIAN TR 71 SUNNY PLAIN AVE WEYMOUTH, MA 02118-1903	43.1-183-0	18 ANDREA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SIROONIAN BARKEV & DOROTH	12/09/1999	F	1	(155816)
SIROONIAN BARKEV &		XX		00382-0113

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-21-105	02/21/2021	15	INSULATE/WEA	7,208			100	100
19565	06/28/2019	4	DETACH.STRUC	2,700			100	100
960483	10/11/1996	4	DETACH.STRUC	875	08/06/1997	JC	100	100
920254	05/28/1992	9	DECK	13,500	04/14/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	11 1.00	100 1.00	100 1.00	424,260	2.26	A 1.00	R09 1.80			317,190

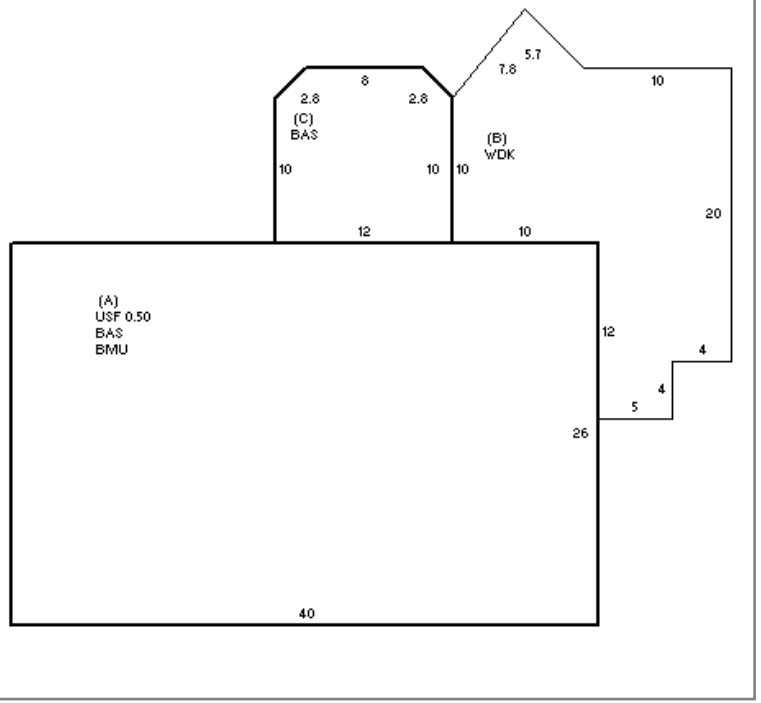
TOTAL	14,418 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	317,200	257,300
BUILDING	317,200	280,700
DETACHED	0	0
OTHER	0	0
TOTAL	634,400	538,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 8	2019		0.00	
SHF	A 1.00	10 0.90	10X8			0.00	

PHOTO 01/01/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/9/2019	RP
LIST	9/9/2019	RP
REVIEW		

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,700	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	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	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		40.51	42,133
A	USF	L	UPPER STORY FIN	520	1970	122.25	63,568
B	WDK	N	WOOD DECK	333		23.73	7,903
+	BAS	L	BASE AREA	1,180	1970	213.27	251,664
	F21	O	FPL 2S 1OP	1		9,786.80	9,787
	FIX	O	XTRA FIXTURES	5		2,365.98	11,830

TOTAL RCN	386,884

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$317,200