Key: 10193

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,427

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARMICHAEL JAMES R TR OF THE CARMICHAEL/POCASSET RLTYTR 84 GROTON ROAD TYNGSBORO, MA 01879-2326	47.1-49-0	104 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARMICHAEL JAMES R TR OF	05/16/2003	O	1,500,000	16928-319
OGDEN DAVID D &	01/16/2001	QS	1,442,500	13485-299
GRAHAM RICHARD A AND	04/09/1998	QS	489,000	11347-74

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

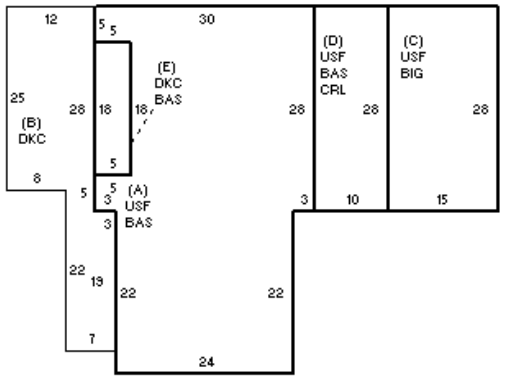
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04898	12/03/2004	1	NEW CONSTRUC	310,000	09/22/2006	TL	100	100
04546	07/21/2004	2	ADDITIONS	90,000	09/22/2006	TL	100	100
990165	04/13/1999	3	ALT/RENO	29,500	12/01/1999	MS	100	100
910201	05/09/1991	9	DECK	2,500	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,240	11 1.00	100 1.00	100 1.00	1,414,200	1.77	A 1.00	BSP 6.00			1,102,920

TOTAL	19,254 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	ASSOCIATION DOCK		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,102,900	976,100
BUILDING	670,100	464,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,773,000**	**1,440,100**



DETACHED

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

PHOTO 09/12/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/12/2023	SL
LIST	9/12/2023	EST
REVIEW	9/12/2023	SL

YEAR BLT	1976	SIZE ADJ	0.990
NET AREA	3,626	DETAIL ADJ	1.000
$NLA(RCN)	$199	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,648	1976	214.32	353,203
+	USF	L	UPPER STORY FIN	1,978	2006	123.41	244,107
+	DKC	N	DECK-COMPOSITE	535		74.53	39,874
C	BIG	N	BUILT-IN GARAGE	420		93.07	39,088
D	CRL	N	BSMT CRAWL	280		40.66	11,386
	FIX	O	XTRA FIXTURES	10		2,527.86	25,279
	GFP	O	GAS FIREPLACE	1		7,596.90	7,597

TOTAL RCN	720,534
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$670,100		